Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/22/02 13:52 2pgs
Fees:13.00 Taxes:1091.50



20020722-0087822

39-B
File #02-1385

39B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jack W. Derryberry, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Michael A. Cochrane, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of Battery Park, of record in Book 1130, page 103, Register's Office for said County, and a tract immediately in the rear thereof and fronting on Battery Lane described together as follows:

BEGINNING at a point in the northerly margin of Battery Lane at the southwest corner of Lot 25, Battery Park Subdivision, thence along the west line of Lot 25 and along the line between Lots 23 and 24, north 1 deg. 10' east 482 feet to a point in the south margin of Biltmore Drive; thence westerly along said Drive 137.9 feet to a concrete monument at the northeast corner of part of Lot 24 conveyed to Sam W. Shacklett and wife, by deed from R.O. Young and wife, of record in Book 1541, page 229, and page 237; thence along Shacklett's east line south 12 deg 30' west 154.7 feet to a concrete monument; thence north 86 deg 50' west 15 feet; thence south 12 deg 30' west 336.3 feet to a concrete monument in the north margin of Battery Lane; thence east with said lane 246.6 feet to the point of beginning.

This conveyance is made subject to restrictions filed for record prior to February 15, 1950, in Book 1380, page 225, said Register's Office (affect Lot 24 only, Battery park Subdivision), and to the plan of record in Book 1130, page 103, showing a 60- foot step back line from Biltmore Drive, and a 10 foot easement for public utilities across the rear of Lot 24 and long the westline of that part of Lot 24 herein conveyed.

Being the same property conveyed to Jack W. Derryberry, Jr. and by deed of record in Book 7301, Page 303, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1138 Battery Lane, Nashville TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 19th day of July, 2002

Jack W. Derryberry, Jr.

State of Tennessee)
County of Davidson)

On this 19th day of July, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jack W. Derryberry, Jr. the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295,000.00.

Affiant

Sworn and subscribed before me on this the 19th day of July, 2002.

Notary Public

My Commission Expires: 3/25/2006

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael A. Cochrane 1138 Battery Lane Nashville, TN 37220	SAME	131-12-49 & 131-12-65