Davidson County DEEDWARR
Recvd: 06/17/03 14:43 2pgs
Fees:13.00 Taxes:569.80
20030617-0083452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Robert A. Cochran
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of June, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert A. Cochran and Rebekah A. Cochran
608 Waywood Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Union Planters Mortgage
P.O.Box 2282
Memphis, TN 38101-2282

MAP-PARCEL NUMBERS:
183-050-A-117.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott R. Beach and wife, Tabitha L. Beach** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert A. Cochran and wife, Rebekah A. Cochran** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Revision One, Phase Two, Section Four, October Woods of record in Book 7900, page 909 and amended in Book 9700, pages 437 and 438, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott R. Beach and wife, Tabitha L. Beach by Warranty Deed from Yazdian Construction of record in Book 11545, Page 215, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 909, and amended in Book 9700, pages 437 and 438, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9840, Page 276, Book 10181, page 986, Book 10548, page 501 and 503, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9840, page 259, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.

Conveyance of open space of record in Instrument No. 2000 042500 41127, and 2001 109001 11744, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 608 Waywood Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 my hand this 13th day of June, 2003.

Scott R. Beach

Scott R. Beach

Tabitha L. Beach

Tabitha L. Beach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott R. Beach and Tabitha L. Beach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

05647-BP