ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Michael E. Essex Donna R. Essex 1124 Lipscomb Drive Nashville, TN 37204-4122	GMAC Mortgage Corporation 200 Century Parkway Mount Laurel, NJ 08054	MAP and PARCEL 131-12 10.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael A. Cochrane and Rita C. Cochrane, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael E. Essex and Donna R. Essex, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lea-Gran Estates, Section 2, as of record in Book 2854, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is herefy made for a more complete and accurate legal description.

Being the same property conveyed to Michael A. Cochrane and wife, Rita C. Cochrane, as tenancy by the entireties, by Quitclaim Deed dated October 25, 1991, from Katherine Goodson, Trustee, of record in Book 8478, Page 238, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1124 Lipscomb Drive, Nashville, TN 37204-4122.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2854, Page 3, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2808, Page 457, said Register's office; 4) Easements of record in Book 2283, Page 572; and Book 7057, Page 737, said Register's office.

Davidson County DEEDWARR
Recvd: 09/17/03 11:00 2pgs
Fees:13.00 Taxes:1313.50
20030917-0137209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $355,000.00

Affiant

Subscribed and sworn before me this 15th day of September, 2003.

Notary Public

My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **September, 2003**.

Michael A. Cochrane

Rita C. Cochrane

Michael A. Cochrane

Rita C. Cochrane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Michael A. Cochrane and Rita C. Cochrane, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **15th** day of **September, 2003**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

File No. 0309-341