Dav. Co. File Box 14-A
jtc file no. 16755-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/03 08:40 2pgs
Fees:13.00 Taxes:962.67
20031217-0179826

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACY LOCKWOOD (NAME)	NEW OWNER (NAME)	Map 161-1B
5412 Cochran Drive (ADDRESS)	(ADDRESS)	Parcel 053.00CO
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY LEE BENNETT, UNMARRIED AND JEFFREY (JEFFERY DEED) ALAN WAMBLE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACY LOCKWOOD

HEREINAFTER CALLED THE 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. 87 on the Final Plat of Aberdeen Woods, Phase One - Section Three, a Planned Unit Development, of record in Plat Book 9700, page 740, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Timothy Lee Bennett and Jeffery Alan Wamble by Deed from Zaring Homes, Inc., of record in Book 11561, Page 432, and Re-recorded in Book 11604, page 279, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6458, Page 94, Book 6598, page 52, Book 6706, page 1, and Book 6764, page 358, said Register's Office; Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of Aberdeen Woods of record in Book 10790, page 189, Book 11303, page 555, Book 11714, page 843, and Instrument No. 20000203-0011436, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 5412 Cochran Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 15th day of December, 2003

Timothy Lee Bennett
TIMOTHY LEE BENNETT

Jeffrey Alan Wamble
JEFFREY ALAN WAMBLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY LEE BENNETT, UNMARRIED AND JEFFREY (JEFFERY DEED) ALAN WAMBLE, UNMARRIED

the bargainor s, with whom I am personally acquainted or 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 NASHVILLE, Tennessee, this 15th day of December, 2003

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public