WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214

HERB EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Michael L Cochran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/23/04

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Cochran	SAME	51-2/32.00
(NAME)	(NAME)	
415 Port Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	SAME	
(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, **Jennifer L Cross.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael L. Cochran, and wife Roberta Cochran**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 02/26/04 13:02 2pgs
Fees:13.00 Taxes:592.00
20040226-0021949

This is improved ☒ property, known as **415 Port Dr., Madison, TN 37115** unimproved

(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/my hands this **February 23, 2004.**

Jennifer L. Cross
Jennifer L Cross

Anthony S. Cross

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public, personally appeared Jennifer L. Cross and Anthony S. Cross the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Springfield, Tennessee this 2/23/04.

Commission expires: 9/27/07

HERB EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

EXHIBIT A

Being Tract No. 5 on the unrecorded plan of the Gammel property, described according to a survey made by Turner Engineering Company, Inc., July 14, 1961, as follows:
Beginning at a point on the southeasterly margin of Port Drive at the northwest corner of Tract No. 4 conveyed to Trustees of Bible Missionary Church, by deed from Zeke C. Gammel and wife, of record in Book 3612, Page 181, Register's Office for Davidson County, Tennessee; thence with the southeasterly margin of said Drive, northeastwardly 100 feet to the southwest corner of Tract No. 6 conveyed to Beulah Knight Watrous, by deed form Zeke C. Gammel, of record in Book 3569, Page 461, Register's Office for Davidson County, Tennessee; thence with said Watrous southern boundary line south 66 deg. 55' east 477.8 feet; thence southe 3 deg. 23' west 101.7 feet; thence north 88 deg. 44' west 174.9 feet to said Church's eastern corner; thence with said church's line north 57 deg. 06' west 356.6 feet to the beginning.

Being the same property conveyed to Jennifer L. Cross by Deed from Albert D. Panter and wife, Dorothy M. Panter dated, 02/14/01 of record in Instrument No. 200102200015472, Register's Office for Davidson County, Tennessee. Power of Attorney recorded in Instrument No. 200102200015471 in Davidson County, Tennessee. Also being the same property conveyed to Albert D Panter and wife, Dorothy M Panter by Deed from Panter-Prizes, Inc., dated, 02/27/1970 of record in Book, 4401 page, 764 Register's Office for Davidson County, Tennessee