THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22637-04-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $645,050.00. Affiant Subscribed and sworn to before me this 4th day of May, 2004. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/05/04 11:47 2pgs
Fees:13.00 Taxes:2386.69

20040505-0051305

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Stephen F. Wood 21 Castlewood Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.144.08-0B Parcel No. 006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haywood D. Cochrane, Jr. and wife, Kari Coffee Cochrane**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen F. Wood** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 21 Castlewood Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of May, 2004.

Haywood D. Cochrane, Jr.

Kari Coffee Cochrane, BY: Haywood D. Cochrane, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Haywood D. Cochrane, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Haywood D. Cochrane, Jr.** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Kari Coffee Cochrane** and is authorized by the said **Kari Coffee Cochrane** to execute this instrument on HER behalf.

Witness my hand, at Office, this 4th day of May, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary Public

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revision of Castlewood as of record in Plat Book 6900, page 133, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Haywood D. Cochrane, Jr. and wife, Kari Coffee Cochrane by deed dated February 28, 1997 from Brian W. Jackson, a married man of record in Book 10365, page 653, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions By-Laws and Retrictions for Castlewood, of record in Book 6483, page 391 as amended in Book 8165, page 130, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3. Charter of Incorporation of Castlewood Homeowner's Association, Inc. of record in Book 6658, page 656, Register's Office for Davidson County, Tennessee;
4. All matters appearing on the Plan of record in Book 6900, page 133, Register's Office for Davidson County, Tennessee.