Davidson County DEEDWARR
Recvd: 06/02/04 08:28 2pgs
Fees:13.00 Taxes:159.35
20040602-0064159

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James D. Crow 203 Garden Ridge Drive Franklin, TN 37069	same	142 04 O A 046.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles P. Cochrane**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James D. Crow,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A Condominium Apartment in Davidson County, Tennessee, being Unit No. 46 of Belle Forest Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.
>
> Being the same property conveyed to Charles P. Cochrane by deed from Maurine C. Blakey, unmarried, of record in Instrument No. 20030709-0094858, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2004 property taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 5200, page 167, said Register's Office.
3. By-Laws of Homeowners Association of record in Book 5438, page 742, said Register's Office.
4. Master Deed of Homeowners Association of record in Book 5438, page 699 and Book 6082, page 866, said Register's Office.
5. Any and all visible easements on and across subject property.
6. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

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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.

This improved property is known as: 210 Old Hickory Blvd., Unit 46, Nashville, TN 37221.

WITNESS MY HAND this 27th day of May, 2004, in Franklin, Tennessee.

CHARLES P. COCHRANE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Charles P. Cochrane, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of May, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 9-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $43,068.61.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 27th day of May, 2004, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

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