RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 08/26/04 10:41 3pgs
Fees:18.00 Taxes:660.45
20040826-0103301

File No.: **2120-595197**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twentieth day of August, 2004**, by and between **Robert Thomas, an unmarried man**, parties of the first part, and **Richard E. Cochran, III and Lisa R. Aronon***, party of the second part,
*husband and wife

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 92, MAP OF KIRKWOOD HEIGHTS, THE W. T. BERRY ESTATE, SECTION NUMBER 5, as shown on plat of record in Plat Book 1130, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Adlesa Page, widowed, to Robert Thomas, unmarried, by deed dated February 27, 2004 and recorded March 3, 2004 in Instrument Number 20040303-0024112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **118-02-0 084.00**

X Improved OR
Unimproved property located at: **833 Dewees Avenue, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robert Thomas

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert Thomas, an unmarried man** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twentieth day of August, 2004.**

Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Richard Ellis Cochran, III and Lisa Rosemia Aronon**

and Address: **833 Dewees Avenue**
Nashville, TN 37204

Mail tax bills to, (Person or Agency responsible for payment of taxes)

ABN AMRO Mtg Group Inc
2600 W. Big Beaver Rd
Troy, MI 48084

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**178,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twentieth day of August, 2004.**

Notary Public

My Commission Expires: 03-22-08

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE