File #200450297

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Pamela D Hawks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2004.

NOTARY PUBLIC AT LARGE ANGIE MCCLANAHAN DAVIDSON COUNTY, TN

Angie McClanahan
Notary Public

MY COMMISSION EXPIRES: 4-19-08
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell E. Cothran and Judy A. Cothran	Ohio Savings Bank	Map 75-7-0
(NAME) 416 Coburn Lane	(NAME) P.O. Box 11041	Parcel 291.00
(ADDRESS) Franklin, TN 37069	(ADDRESS) Orange, CA 92856-8141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JAMES S. HALL, AN UNMARRIED PERSON,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **TERRELL E. COTHRAN AND WIFE. JUDY A. COTHRAN**, 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 all of Lot No. 15, on the Plan of Amendments & Revisions to Rachel's Square, Section One and Two, as shown by plat appearing of record in Plat Book 6250, Pages 538-543, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James S. Hall, an unmarried person by Warranty Deed dated December 31, 1996 of record in Book 10316, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6619, Page 777, as amended in Book 8030, Page 757; By-Laws of record in Book 6619, Page 782; all matters shown on plat of record in Plat Book 6250, Pages 538-543; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 208 and 210 Rachels Court, Hermitage, TN 37076
(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 Grantor covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 09/15/04 14:46 2pgs
Fees:13.00 Taxes:488.40
20040915-0111387

Witness our hands this 10th day of September, 2004.

James S. Hall

By: Ron Hite Attorney in Fact

Ron Hite, his Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 10th day of September, 2004, before me personally appeared Ron Hite, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of James S. Hall and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20040915011138 0 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 10th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076