20407

(2)
B0436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,409.00

Eric S Mansfield
Affiant

Subscribed and sworn to me on October 25, 2004.

Amy Adams Gowan
NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/26/04 14:22 2pgs
Fees:13.00 Taxes:804.41
20041026-0128792

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20407SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eric S. Mansfield David Miller, II 1427 Greenwood Avenue Nashville, TN 37206	SAME	083-02-0-036.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Dean Cochran and wife, Michelle M. Cochran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Eric S. Mansfield, unmarried and, David Miller, II, unmarried, as Tenants in Common with the Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 4, on the plan of H. M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 60 feet on the north side of Greenwood Avenue, and runs back between lines 200 feet to an alley.

Being the same property conveyed to James C. Pendergrass and wife, Mary Louise Pendergrass, by deed dated September 1, 1953, from E.S. Lehning and wife, Elizabeth K. Lehning of record in Book 2195, page 232, Register's Office for Davidson County, Tennessee. The said Mary Louise Pendergrass having predeceased James C. Pendergrass. The said James C. Pendergrass having since died. Further, being the same property conveyed to Robin Michelle Pendergrass Vickers, Lisa Diane Pendergrass Mizrany, Lillian Pendergrass Stabile, Jamie Colleen Pendergrass McClure and Linda Louise Pendergrass Watson, as devisees under the Last Will and Testament of James C. Pendergrass of record as part of Docket No. 04P-600, Seventh Circuit Court, Probate Division for Davidson County, Tennessee by Quitclaim Deed, dated June 15, 2004, from Jeanette Yvonne Pendergrass by Linda Louise Pendergrass Watson, her duly appointed Limited Guardian, pursuant to Order Re-Opening Guardianship, issued by the Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20040617-0072020, Register's Office for Davidson County, Tennessee. And being further conveyed to Charles Dean Cochran and wife, Michelle M. Cochran by Deed dated June 17, 2004, from Robin Michelle Pendergrass Vickers, Lisa Diane Pendergrass Mizrany, Lillian Pendergrass Stabile, Jamie Colleen Pendergrass McClure and Linda Louise Pendergrass Watson, as devisees under The Last Will & Testament of James C. Pendergrass deceased, filed of record in Docket No. 04P-600 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record as Instrument No. 20040617-0072021, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1427 Greenwood Avenue, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands on October 25, 2004.

Charles Dean Cochran

Michelle M. Cochran
By:
Charles Dean Cochran, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 25, 2004, before me personally appeared Charles Dean Cochran to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 25, 2004.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Dean Cochran, 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 on behalf of Michelle M. Cochran, as her Attorney in Fact, as the free act and deed of the within named Charles Dean Cochran.

Witness my hand and official seal this 25th day of October 2004.

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE