2085

(1) B0436

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Janet R. Garner	New Owner	P/O Map 117-16
1207 Grandview Ave		Parcel 134
Nashville, TN 37204		12073 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Cochran Enterprises & Development, LLC, a Delaware limited liability company**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Janet R. Garner, an unmarried person**, (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, (or Unit 2) known as 1207 Grandview of the Grandview Condominiums, a Planned Unit Development established pursuant to Chapter 27 of Title 66 of Tennessee Code Annotated, 66-27-103, et seq., and as shown as Exhibit B of the Master Deed of record in Instrument No. 20040310-0027438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Cochran Enterprises & Development, LLC, by deed from Loring Nelson-Curry Cain and husband, Curtis Craig Cain, dated April 30, 2002, of record as Instrument No. 20020513-0058446, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters shown on Master Deed of record in Instrument 20040310-0027438, Register's Office.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.
4. Rights of others in and to the common areas/elements.
5. Lien for special assessments contained in the Master Deed.
6. Included in these matters contained in the Master Deed is the responsibility of the Grantee to maintain the limited common areas benefitting Unit B and designated as "LCE-B". Grantor and/or the future owner of Unit A, and/or The Grandview Condominium Association may also share joint maintenance responsibility for the maintenance of the driveway to Granny White Pike designated as "LCE-B" as may be determined pursuant to subsequent written agreements between the Grantee and the owner of Unit A and/or the Grandview Condominium Association.

This is improved property commonly known as 1207 Grandview Avenue, Nashville, TN 37204.

Davidson County DEEDWARR
Recvd: 11/30/04 15:41 3pgs
Fees:18.00 Taxes:1776.00
20041130-0142560

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me this day of November, 2004.

Notary Public

My Commission Expires: 3/26/05

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this day of November, 2004.

Cochran Enterprise & Development, LLC

By: Scott Cochran VP CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Cochran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP and CFO of Cochran Enterprises & Development, LLC, a Delaware limited liability company, and that he as such VP and CFO executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as VP/CFO.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2004.

Notary Public

My Commission Expires: 9-24-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Scott Cochran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VP/CFO of Cochran Enterprises & Development, LLC, a Delaware limited liability company, and that he/she as such VP/CFO executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as VP/CFO.

WITNESS my hand and official seal at Nashville, Tennessee, this day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 9-24-2005