39-B 103

Davidson County DEEDWARR
Recvd: 03/18/05 14:00 2 pgs
Fees:13.00 Taxes:554.63

20050318-0030066

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43701

WARRANTY DEED

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ~~THIS THE~~ THIS 8th ~~DAY OF~~ MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-30-05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
CHARLES D. COCHRAN	SAME	**83-9-360**
1210 Jefferson Davis		**23W 7165**
Brentwood, Tn		
37027		

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, **We, BILLY R. GROSS and EVA J. GROSS, as Trustees for THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES D. COCHRAN and wife, MICHELLE M. COCHRAN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Being Lot No. 58 on the Plan of the Subdivision of the AVS Lindsley's 29-acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 58 fronts 50 feet on the northerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to BILLY R. GROSS and EVA J. GROSS, as Trustees for THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST, by Limited Warranty Deed from BILLY R. GROSS and EVA J. GROSS, of record in Instrument Number 20050214-0016507, Register's Office for Davidson County, Tennessee and being the same property conveyed to Billy R. Gross and wife, Eva J. Gross by deed from Space Makers Corporation, a Tennessee corporation, of record in Book 5932, page 293, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 1507 Forrest Avenue, Nashville, Tennessee 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 this 8th day of March, 2005.

BILLY R. GROSS and EVA J. GROSS, as Trustees for THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST

X Billy R. Gross TR.

By: BILLY R. GROSS, Trustee

X Eva J. Gross TR.

By: EVA J. GROSS, Trustee

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 BILLY R. GROSS and wife, EVA J. GROSS, as Trustees for THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8TH day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

