WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$257,000.00~~ $259,000.00

Affiant

Subscribed and sworn to me on June 30, 2005.

NOTARY PUBLIC

Commission Expires: 2/15/09

Davidson County DEEDWARR
Recvd: 07/08/05 12:48 3 pgs
Fees:18.00 Taxes:958.30

20050708-0079294

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorneys
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20883SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica Tosh 1507 Forrest Avenue Nashville, TN 37206	SAME	83-09-360

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 D. Cochran and wife, Michelle M. Cochran, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jessica Tosh, an unmarried person, hereinafter called **"GRANTEE,"** her 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 Lot No. 58 on the Plan of A.V.S. Lindsley's 29 Acre Tract of record in Book 57, page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles D. Cochran and wife, Michelle M. Cochran, by Deed from Billy R. Gross and Eva J. Gross, as Trustees for The Billy R. Gross and Eva J. Gross Revocable Living Trust, of record as Instrument No. 20050318-0030066 in the Register's Office for Davidson County, Tennessee.

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

1. 2005 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. Matters shown on plan of record in Book 57, page 66, in the Register's Office for Davidson County, Tennessee, and
4. Subject to Conservation Zoning and 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, and.
5. Subject to Conservation Zoning and any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This property is also known as improved property located at 1507 Forrest 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTEE, her 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 June 30, 2005.

Charles D. Cochran

Michelle M. Cochran

By: _____ AIF
Charles D. Cochran, Attorney-In-Fact

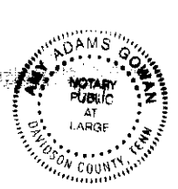
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 30, 2005, before me, the undersigned, personally appeared Charles D. 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/her free act and deed.

Witness my hand and official seal on June 30, 2005.

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 D. 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 Michelle M. Cochran.

Witness my hand and official seal this 30th day of June 2005.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires:



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