THIS INSTRUMENT WAS PREPARED BY: John J. Ross, Ross & Barlow, Attorneys 500 Main Street, Savannah TN 38372; 731 925-3974 voice 731 925-4472 fax e-mail: jnojross@bellsouth.net TN Bar # 7489

Map / Parcel
094.12.0 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **THOMAS R. COCHRAN and wife, REBA S. COCHRAN**, hereby transfer and convey unto **BARRY LYNN STRICKLIN and wife, DEBORAH ANN STRICKLIN**, their heirs and assigns forever in fee simple, certain real property located in Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

BEING LOT NO. 49 on the Plan of Clover Nook Subdivision as of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee. Said Lot No. 49 fronts 78 feet on the southerly margin of Hickorydale Drive and from a point on said margin, being the common line between Lots Nos. 48 and 49, runs back 167.6 feet to a dead line, being the common line between Lots Nos. 49 and 50, returns to said margin of Hickorydale Drive, measuring 201.1 feet.

Being the same property conveyed to Thomas R. Cochran and wife, Reba S. Cochran by deed of Frank Moose and wife, Willa T. Moose dated January 26, 1978 and recorded in Book 5247, page 102 in the Davidson County Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said **BARRY LYNN STRICKLIN and wife, DEBORAH ANN STRICKLIN**, their heirs and assigns forever, in fee simple.

And we do COVENANT with the said **BARRY LYNN STRICKLIN and wife, DEBORAH ANN STRICKLIN**, their heirs and assigns, that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered except by the taxes for the current year which will be prorated as of the date of the execution of this instrument and further by restrictions of record in Book 2994, page 126, in the Davidson County Register's Office and to the easement and setback line of record in Book 2900, pages 51 and 52, in said Register's Office, and this conveyance is subject to the same.

And we further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said land unto the said **BARRY LYNN STRICKLIN and wife, DEBORAH ANN STRICKLIN,** their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of ~~September~~ October, 2005.

Thomas R. Cochran
THOMAS R. COCHRAN

Davidson County DEEDWARR
Recvd: 10/11/05 13:34 2 pgs
Fees:13.00 Taxes:399.60

20051011-0122546

Reba S. Cochran
REBA S. COCHRAN

STATE OF Tennessee

COUNTY OF Hardin

Personally appeared before me, the undersigned Notary Public in and for said State and County, **THOMAS R. COCHRAN and wife, REBA S. COCHRAN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 3rd day of ~~September~~ October, 2005.

My Commission Expires: 6-17-07

Rita A. Bevis
Notary Public

USA R. BEVIS Notary Public At Large HARDIN CO., TENN.

STATE OF TENNESSEE, COUNTY OF HARDIN

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me on this the ____ day of September, 2005.

My Commission Expires: _____

_____
Notary Public

TITLE INSURANCE NOTICE

Pursuant to T.C.A. 56-35-133 notice is hereby given that an owner's title insurance policy in your favor for the amount of your purchase price (or for the amount of your purchase price of the property herein conveyed plus the cost of any improvements which you anticipate making) may be purchased that such policy will AFFORD TITLE INSURANCE PROTECTION TO YOU IN THE EVENT OF A DEFECT OR CLAIM OF DEFECT IN TITLE TO THE REAL ESTATE WHICH YOU ARE ACQUIRING (SUCH AS UNPAID BILLS FOR LABOR AND MATERIAL, FORGERY, MISSING HEIRS OR TAX LIENS), and that T.C.A. 56-35-133 requires that you sign the statement below indicating whether or not you wish to purchase this protection.

__X__ This is to certify that I (we) have received the foregoing notice but do not wish to purchase an owner's title insurance policy for our protection.

_____ I (we) want to purchase title insurance for the property herein conveyed and agree to pay the attorney fees and insurance premium required for the same.

We acknowledge that unless otherwise agreed in writing, Ross & Barlow, Attorneys, shall have no responsibility to us for the status of the title to the real estate which we are acquiring.

Dated 10-3, 2005

Barry Lynn Stricklin
BARRY LYNN STRICKLIN

Dated _____, 2005

_____
DEBORAH ANN STRICKLIN

SEND TAX NOTICES TO:

BARRY LYNN STRICKLIN and wife,
DEBORAH ANN STRICKLIN
260 Hickory Dale Dr.
Nashville, TN 37210

ADDRESS OF NEW OWNER:

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$108,000.00
Deborah Stricklin
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Oct 20 05
Cathy Jenkins
Deputy Register