(3)

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#7304A

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
David A. Rank
5353 Lickton Pike
Goodlettsville, Tennessee 37072

MAP **24.00**
GROUP
PARCEL **2.00**

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/13/06 13:27 3 pgs
Fees:18.00 Taxes:508.75
20060913-0113416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William F. Cockrill and wife, Anna Lee Cockrill** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **David A. Rank**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situate and lying in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point on the Northerly margin of a permanent right of way for ingress and egress of record in Book 2393, page 194; thence North 00 deg. 14' 08" West 398.99 feet to a point; thence North 85 deg. 13' 22" West 216.97 feet to a point; thence North 84 deg. 01' 44" West 355.12 feet to a point; thence South 05 deg. 37' 51" West 513.23 feet to a point; thence North 76 deg. 58' 06" East 372.07 feet to a point; thence South 84 deg. 00' 53" East 260.34 feet to a point. Reference is made to Boundary Survey of the William F. Cockrill Property, recorded simultaneously herewith and containing 5.84 acres, more or less.

Included in this conveyance is the non-exclusive easement of ingress and egress of record in Book 2596, page 118, Register's Office, Davidson County, Tennessee. Notwithstanding the foregoing, the Grantors reserve said non-exclusive easement unto themselves for Grantor's adjoining property and their heirs and assigns; including use for public utility, drainage and maintenance purposes, said easement being more particularly described in the Affidavit of Surveyor recorded simultaneously herewith.

Also included in this conveyance is easement for waterline recorded simultaneously herewith.

Being the same property conveyed to William F. Cockrill and wife, Anna Lee Cockrill by deed from Michael P. Hosey and wife, Charlene Hosey dated March 18, 2005, of record in Instrument no. 20050323-0031433, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William F. Cockrill by virtue of a written Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved property known as 5353 Lickton Pike, Goodlettsville, Tennessee 37072. Possession is to be given on August 31, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his 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, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of August, 2006.

William F. Cockrill

William F. Cockrill, by Anna-Lee Cockrill, Attorney-in-Fact

Anna-Lee Cockrill

Anna Lee Cockrill

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of August, 2006, before me personally appeared Anna Lee Cockrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William F. Cockrill as his attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20060913-0113414, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of William F. Cockrill as his attorney in fact.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anna Lee Cockrill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2006.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$137,500.00**.

Theresa J. Wigginton

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 11-27-06

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE