THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23968-02-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $379,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2005. Notary Public My Commission Expires: 11/24/07

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David Trainer Anne Trainer 4130 Sneed Road Nashville, TN 37215	new owner	Map No.130.04-0B Parcel No. 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert T. Cochran, III and Ann D. Cochran, both unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Trainer and wife, Anne Trainer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4130 Sneed Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2005.

Robert T. Cochran, III

Ann D. Cochran

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert T. Cochran, III and Ann D. Cochran,** 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, at office, this 9th day of March, 2005.

Notary Public

My Commission Expires:

GERALD E. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/28/06 12:12 2 pg:
Fees:13.00 Taxes:1402.30

20060928-0120090

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Hobbs and Sneed Condominium, a horizontal property regime established by Master Deed, of record in Book 7781, page 309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Robert T. Cochran, III and wife, Ann D. Cochran by deed dated September 28, 1993 from Wade M. Craig, Jr., Trustee of Hogan Children's Trust, with full power of record in Book 9100, page 673, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hobbs and Sneed Condominiums, of record in Book 7781, page 309, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.