BOX 10-A

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Charles Cochran, et ux		Map: 158-2
2013 Cromwell Drive	(same)	
Nashville, TN 37215		Parcel: 2
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 11/06/06 10:47 3 pgs
Fees:18.00 Taxes:1905.50
20061106-0137681

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **John L. Seals, unmarried** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Charles Cochran and wife, Michelle Cochran,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plat of Hillsboro Park, Section I, of record in Book 2331, Pages 30 and 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed to John L. Seals, unmarried by Warranty Deed from Henry D. Jamison, III and wife, Eleanor Lacy Jamison, recorded on the 26th day of July, 1994 in Deed Book 9417, Page 370, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2007 and subsequent years,

2. All matters appearing on the plan of record in Book 2331, Pages 30 and 31, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 7825, Page 70; restrictions of record in Book 2435, Page 237, Book 2603, Page 440, and Book 4207, Page 397, Register's Office of Davidson County, Tennessee.

This is improved property known as 2013 Cromwell Drive, Nashville, Tennessee 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $515,000.

Tonya Sherry
Affiant

Subscribed and sworn to before me this Alison L Rutledge
3rd **day of** November, **2006** **Notary Public**

ALISON L. RUTLEDGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 23 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of November, 2006.

John L. Seals

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 3rd day of November, 2006, before me personally appeared John L. Seals, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2006.

Amy Adams Gowan
Notary Public

My Commission Expires:

