Davidson County DEEDWARR
Recvd: 01/19/07 10:50 2 pgs
Fees:13.00 Taxes:542.05
20070119-0007807

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

Brian Joseph Cochran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2007.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian Joseph Cochran	Mortgage Investors Group	Map 41
3982 Lawing Drive	8320 E. Walker Springs Ln.	Group 7
Nashville, TN 37207	Knoxville, TN 37923	Parcel 7

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

George Rudolph and wife, Claudetta Rudolph

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian Joseph Cochran, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Bell Knob, as of record in Book 2854, Page 116, Register's Office for said County, described as follows:

Beginning on the westerly margin of Lawing Drive at the corner of Lots Nos. 10 and 11; thence with the line between said two lots westerly 256.8 feet to the corner of Lots Nos. 11 and 12; thence with the line between said lots, northerly 233 feet to the southerly margin of Goodmorning Drive; thence with the margin of the same westerly 170.8 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 38.6 feet to the westerly margin of Lawing Drive; thence with the same southerly 150.5 feet to the beginning.

BEING the same property conveyed to George Rudolph and wife, Claudetta Rudolph by deed from John E. Dixon and Juanita L. Dixon and Renita Dixon and Maria Dixon, of record in Book 9942, Page 960, dated January 31, 1996, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3127, Page 43, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2854, Page 116, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3982 Lawing Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this 17th day of January, 2007.

George Rudolph

Claudetta Rudolph

Claudetta Rudolph

FILE BOX 45

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 George Rudolph and Claudetta Rudolph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2007.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.