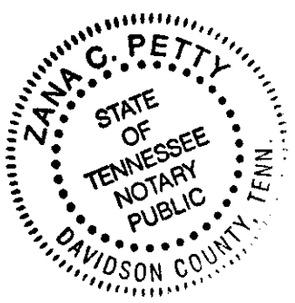
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

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:
Phil Baquie	SunTrust Mortgage, Inc.	Map 172
69 Nickleby Down	201 Fourth Avenue North	Group 01-0-A
Brentwood, TN 37027	Nashville, TN 37219	Parcel 045.00-CO

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

Gerald P. Cochrane and wife, Betty Cochrane

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

Philip Baquie and wife, Roxann Baquie

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:

BEING Lot No. 45, on the Plan of Copperfield, Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gerald P. Cochrane and wife, Betty Cochrane by deed from Christopher B. Lodge, Jr. and wife, Amy W. Lodge, of record in Instrument 20001101-0108304, and re-recorded in Instrument 20001206-0119896, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6779, Page 296; Book 6783, Page 973; Book 7071, Page 482; and Book 7208, Page 889, said Register's Office.

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 Plat Book 6900, Pages 555-559, 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 69 Nickleby Down, Brentwood, TN 37027

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 22nd day of March, 2007.

Gerald P. Cochrane

Betty Cochrane

Davidson County DEEDWARR
Recvd: 03/23/07 10:45 2 pgs
Fees:13.00 Taxes:1024.90

20070323-0035213

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 Gerald P. Cochrane and wife, Betty Cochrane, 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 and official seal this 22nd day of March, 2007.

My Commission Expires: 11/22/10

Notary Public

