THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26630-05-2007** **Record & Return To:** **Forsythe Title & Escrow Services** **2525 W End Ave** **Nashville, TN 37203-1738**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,500.00. Affiant Subscribed and sworn to before me this 18th day of May, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Brian T.and Shannon C. Cockerham 580 Heritage Lane Madison, TN 37115	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 042070A167.00CO

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, **Troy A. Frazier and wife, Laurie J. Bolt, now known as Laurie J. Bolt Frazier**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian T. Cockerham and wife, Shannon C. Cockerham** ("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 580 Heritage Lane, Madison, TN 37115

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 18th day of May, 2007.

Troy A. Frazier

Laurie J. Bolt Frazier

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Troy A. Frazier and Laurie J. Bolt Frazier**, 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 18th day of May, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/13/07 14:27 2 pgs
Fees:13.00 Taxes:464.35

20070613-0071043

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Heritage Square Phase Four, as of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Laurie J. Bolt, Unmarried by Warranty Deed dated June 30, 1997 from Maria M. Thompson, Unmarried of record in Book 10514, page 225, Register's Office for Davidson County, Tennessee. Laurie J. Bolt having since married and is now known as Laurie J. Bolt Frazier.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Heritage Square of record in Book 6407, page 59, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Heritage Square, Inc. of record in Book 6582, page 422, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Heritage Square, Inc. of record in Book 7894, page 686, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 178, Register's Office for Davidson County, Tennessee.
6. Easement granted to Tennessee Natural Gas Lines of record in Book 2493, page 166, Register's Office for Davidson County, Tennessee.
7. Easement granted to The Electric Power Board of Metropolitan Government of record in Book 3573, page 343, Register's Office for Davidson County, Tennessee.