(1) Return to

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007110017

Davidson County DEEDWARR
Recvd: 12/04/07 11:29 2 pgs
Fees:13.00 Taxes:555.00
20071204-0140308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $150,000.00

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 29th day of November, 2007.

X _____
Affiant

_____
Notary Public
My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jacob Cochrane 4005 Plantation Drive Hermitage, TN 37076	WR Starkey Mortgage, LLP 5055 W. Park Blvd., Suite 300 Plano, TX 75093	07509020300

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donnie L. Crosslin and wife, Stephanie R. Crosslin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Cochrane and wife, Jahaira Cochrane**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 1084, Section 9, on the Plan of Hermitage Hills Subdivision as shown by plat of record in Plat Book 3600, Page 97, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Description is the same as in the previous deed of record.

Being the same property conveyed by Warranty Deed from Darren Reed, and Wife, Kimberly Reed to Donnie L. Crosslin, and Wife, Stephanie R. Crosslin as recorded on the 10th day of January, 2006 in Instrument No. 20060110-0003612, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plat of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current are being collected and prorated at closing.

This is improved property known as **4005 Plantation Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2007

Donnie L. Crosslin

Stephanie R. Crosslin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Donnie L. Crosslin and Stephanie R. Crosslin, the within named bargainor, 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 29 day of November, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY