Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County	DEEDWARR
Recvd: 01/28/08 11:02	3 pgs
Fees:18.00 Taxes:351.50	
20080128-0008598	

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 22 day of January, 2008.

Notary Public
My commission expires: 11-14-2009

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0709-34961

Address of New Owner:	Send Tax Bills to:	Tax Information
Layfield Construction, LLC 1317 Liberty Pk. Franklin, TN 37067	new owner	104-01-0 250.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rubin Cockrell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Layfield Construction, LLC, hereinafter called the Grantees, their successors 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. 2 on the Map of the M.T. Pendergrass Subdivision of Lot Nos. 175 and 176 in West Grove, of record in Book 547, Page 185, Register's Office for said County

Said Lot No. 2 fronts 50 feet on the northerly side of Pilcher Avenue and runs back 140 feet, more or less, on the easterly line and 142 feet, more or less, on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Rubin Cockrell by deed from Fereidoon Davachi and wife, Ashraf Jallilnezhad, dated 02/05/07, recorded 02/12/07, of record in Instrument No. 20070212-0017559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3602 Pilcher Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of January, 2008.

Rubin Cockrell by Tara McKnight,
Attorney-in-fact
Atty-in-Fact

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 Tara McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Rubin Cockrell and that she is authorized by Rubin Cockrell to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 22nd day of January, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)