PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/04/08 15:27 7 pgs
Fees:38.00 Taxes:1124.80
20080204-0011732

W & I Ref:(___gj__) Title No: 49137
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Cochran Jun Yao 8276 Collins Road Nashville, Tennessee 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 15500023300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$304,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned Kevin P. O'Rourke, Colleen O.. Harvey, Kathleen O. Gagnier, Sheila O. Furtado, Maureen O. Reed and Kevin P. O'Rourke as Executor**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Cochran and spouse, Jun Yao** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Collins Grove of record in Book 5190, page 647, Register's Office for said County, and being further described in prior conveyances as follows:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., surveyor, dated October 23, 1980, as follows:

Beginning at a concrete marker in the margin of Collins Road at a fence line and corner of Branstetter and Burrows property; thence north 7 degrees 30 minutes east 654 feet along the fence line of Branstetter property and Burrows property; thence south 88 degrees 30 minutes east 200 feet, said 200 feet being parallel to Collins Road to an iron stake; thence South 7 degrees 30 minutes east 654 feet to an iron stake in the margin of Collins Road at fence line; thence along the fence line, thence north 86 degrees 41 minutes east, bordering Collins Road, 200 feet to the point of beginning and containing 3 acres, more or less.

Being the same property conveyed to J. Terrence O'Rourke and wife, Janice M. O'Rourke by deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter dated March 23, 1983 and recorded on March 23, 1983 in Book 6025, page 508, Register's Office for Davidson County, Tennessee. The said J. Terrence O'Rourke and Janice M. O'Rourke have since died with Janice M. O'Rourke predeceasing J. Terrence O'Rourke. The Last Will and Testament of J. Terrance O'Rourke of record in Docket NO. 06P1023 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed Kevin P. O'Rourke as Executor of the estate of J. Terrance O'Rourke and devised subject property to Kevin P. O'Rourke, Colleen O. Harvey, Kathleen O. Gagnier, Sheila O. Furtado and Maureen O. Reed

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190, Page 647, said Register's Office, which Plan shows a 275 foot minimum building setback line from Collins Road, and areas labeled No. 1 and No. 2 for sewage absorption systems along the southerly front portion of said lot.

This is improved property, known as: 8276 Collins Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2008.

Kevin P. O'Rourke

Colleen O. Harvey

Kathleen O. Gagnier

Sheila O. Furtado

Maureen O. Reed

Kevin P. O'Rourke, Executor

State of TENNESSEE

County of DAVIDSON

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Kevin P. O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires May 2, 2011

Notary

My Commission Expires: _____

State of _____

County of _____

On this ____ day of January, 2008 , before me the undersigned authority, personally appeared Colleen O. Harvey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of _____

County of _____

On this _____ day of January, 2008 , before me the undersigned authority, personally appeared Kathleen O. Gagnier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2008.

Kevin P. O'Rourke

Colleen O. Harvey

Kathleen O. Gagnier

Sheila O. Furtado

Maureen O. Reed

Kevin P. O'Rourke, Executor

State of TENNESSEE
County of DAVIDSON

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Kevin P. O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

State of Kansas
County of Sedgwick

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Colleen O. Harvey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 12-17-2011 Notary

State of _____
County of _____

KYLE FOREMAN
Notary Public - State of Kansas
My Appt. Expires 12-17-2011

On this _____ day of January, 2008 , before me the undersigned authority, personally appeared Kathleen O. Gagnier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2008.

Kevin P. O'Rourke

Colleen O. Harvey

Kathleen O. Gagnier

Sheila O. Bartado

Maureen O. Reed

Kevin P. O'Rourke, Executor

State of TENNESSEE
County of DAVIDSON

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Kevin P. O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 26, 2011

Notary

MARIA A CATONI
MY COMMISSION # DD668144
EXPIRES April 26, 2011
(407) 398-0153 FloridaNotaryService.com

State of Florida
County of Orange

On this 24 day of January, 2008 , before me the undersigned authority, personally appeared Colleen O. Harvey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of Florida
County of Orange

On this 25 day of January, 2008 , before me the undersigned authority, personally appeared Kathleen O. Gagnier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: April 26, 2011

Notary

MARIA A CATONI
MY COMMISSION # DD668144
EXPIRES April 26, 2011
(407) 398-0153 FloridaNotaryService.com

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2008.

Kevin P. O'Rourke

Colleen O. Harvey

Kathleen O. Gagnier

Sheila O. Furtado

Maureen O. Reed

Kevin P. O'Rourke, Executor

State of TENNESSEE
County of DAVIDSON

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Kevin P. O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 08-26-2008

Notary

LISA L. MCINTYRE
Commission # 1509875
Notary Public - California
Riverside County
My Comm. Expires Aug 26, 2008

State of California
County of Riverside

On this ____ day of January, 2008 , before me the undersigned authority, personally appeared Colleen O. Harvey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of _____
County of _____

On this _____ day of January, 2008 , before me the undersigned authority, personally appeared Kathleen O. Gagnier, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

State of California
County of Riverside

On this 24 day of January, 2008, before me the undersigned authority, personally appeared Sheila O. Furtado, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 08-26-2008

Lisa L McIntyre
Notary

LISA L. MCINTYRE
Commission # 1509875
Notary Public - California
Riverside County
My Comm. Expires Aug 26, 2008

State of California
County of Riverside

On this ____ day of January, 2008, before me the undersigned authority, personally appeared Maureen O. Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

State of _____
County of _____

On this ____ day of January, 2008, before me the undersigned authority, personally appeared Kevin P. O'Rourke, as Executor of the Estate of J. Terrence O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $304,000.00

_____
Affiant

Sworn and subscribed before me this the 24th day of January, 2008

_____
Notary Public

My Commission Expires: _____

State of _____

County of _____

On this _____ day of January, 2008 , before me the undersigned authority, personally appeared Sheila O. Furtado, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 23rd day of January, 2008 , before me the undersigned authority, personally appeared Maureen O. Reed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

State of _____ My Commission Expires MAY 23, 2011

County of _____

On this 24th day of January, 2008 , before me the undersigned authority, personally appeared Kevin P. O'Rourke, as Executor of the Estate of J. Terrence O'Rourke, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: My Commission Expires May 2, 2011

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Sworn and subscribed before me this the 24th day of January, 2008

Notary Public

My Commission Expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY