Return:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: JAMES B. OLIVER AND WIFE, BRENDA OLIVER

TO: JEFFREY T. COCHRAN

BILL GARRETT, Davidson County
Trans:T20090085049 DEEDWARR
Recvd: 12/17/09 13:00 2 pgs
Fees:13.00 Taxes:684.50
20091217-0114952

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100--- ($185,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, JAMES B. OLIVER AND WIFE, BRENDA OLIVER, have bargained and sold, and by these presents, do transfer and convey unto the said JEFFREY T. COCHRAN, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 409 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 978, and amended in Book 6900, Page 304, as further set forth as Exhibit "B" to the Master Deed of record in Book 7076, Page 696, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject o the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Burton Hills Village of Ashlawn, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year.

This being the same property conveyed to James B. Oliver and wife, Brenda Oliver from Christopher J. Edwards by deed dated July 31, 2003 of record in Instrument No. 20030801-0109659, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said JEFFREY T. COCHRAN, his heirs and assigns forever. And we do covenant with the said JEFFREY T. COCHRAN, 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 except subject to easements, setback lines of record in Book 6250, Page 978 and Book 6900, page 304 and Plat Book 7076, page 739, RODCo.,

Tennessee, subject to restrictions of record in Book 6236, page 588, RODCo., Tennessee and subject to Master Deed and By Laws of record in Book 7308, Page 859 and Book 7076, Page 696, RODCo., Tennessee.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to JEFFREY T. COCHRAN, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 15th day of December, 2009.

James B. Oliver
JAMES B. OLIVER

Brenda Oliver
BRENDA OLIVER

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 15th day of December, 2009, before me personally appeared JAMES B. OLIVER AND WIFE, BRENDA OLIVER, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. The date my commission expires: 8/23/11. Witness my hand and seal at the City of Lawrenceburg in the State of Tennessee.

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
(SEAL)

Shonda Long
NOTARY PUBLIC

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

James B. Oliver
AFFIANT

Subscribed and sworn to before me this 15th day of December, 2009.
My commission expires: 8/23/11

SHONDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
(SEAL)

Shonda Long
NOTARY PUBLIC

SEND TAX BILLS TO:
Jeffrey T. Cochran

PERSON RESPONSIBLE FOR TAXES:
Jeffrey T. Cochran

PROPERTY ADDRESS:
409Ashlawn Ct.
Nashville, TN

MAP 131-6-G, PARCEL 409CO