WARRANTY DEED BOOK 4343 PAGE 51

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Coggins	Prudential Insurance Co. of America	Map 135-5
(NAME)	(NAME)	
308 Melvin Jones Drive	Post Office Box 2202	Par. 56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Jacksonville, Florida 32203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3712, page 377, Register's Office for Davidson County, Tennessee.

We, Walter E. Geldrich, Jr. and wife, Wilma Geldrich,

have this day bargained and sold, and do hereby transfer and convey unto the said

Edward Coggins and wife, Bobbie W. Coggins,

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 62 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, to which reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Walter E. Geldrich, Jr. and wife, Wilma Geldrich, by deed from Manuel Construction Company, a Tennessee corporation, of record in Book 3674, page 179, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,552.53

Subscribed and sworn to before me, this the 16 day of June 1969

Affiant

My commission expires: Nov. 4, 1970 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Edward Coggins and wife, Bobbie W. Coggins, their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as shown above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Edward Coggins and wife, Bobbie W. Coggins, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16 *day of* June, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By

Steven W. Pedigo

Of The Law Firm Pedigo & Salmon

Stahlman Building; Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R.W. CRAVENS, *a Notary Public in and for said County and State,* Walter E. Geldrich, Jr. and wife, Wilma Geldrich, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 16 *day of* June, *19* 69

R.W. Cravens
Notary Public

Commission expires Nov. 1, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUN 18 69 CONV 21,482.58
JUN 18 69 S'TAX B* 55.90
JUN 18 69 PR'FEE B* .50
JUN 18 69 W'DEED B* 3.00 * 59.40

WARRANTY DEED

FROM

WALTER E. GELDRICH, JR., ET UX

TO

EDWARD COGGINS, ET UX

A 44798

IDENTIF. REFERENCE

JUN 18 10 44 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON