WARRANTY DEED

For and in consideration of the sum of ----------TEN----------
----------AND NO/100---------- DOLLARS ($ 10.00),
cash in hand paid, the receipt of which is hereby acknowledged.

Send Tax Bills:
James J. Coggins, Jr.
937 Oneida Avenue
Nashville, Tennessee

Address New Owner:
Same

Map 72-9
Parcel 53
120A 46110

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WE, EVERETT A. MCGEHEE AND WIFE, CONNIE Y.MCGEHEE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES J. COGGINS, JR. AND WIFE, GRACIE M. COGGINS, as tenants by the entirety

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 110 on the Map of Victory Heights Subdivision as of record in Book 1130, page 97, Register's Office for said County.

Said Lot No. 110 fronts 60 feet on the north side of Oneida Avenue and runs back between lines, 157.4 feet on the west line, 156.7 feet on the east line to a dead line in the rear onwhich it measures 60 feet.

Being the same property conveyed to Everett A. McGehee and wife, Connie Y. McGehee by deed from Hillsboro Homes, Inc. as of record in Book 1582 , page 345 , Register's Office for Davidson County, Tennessee. And as corrected in Book 1584, page 483 R.O.D.C.T.
INCLUDED HEREIN, but, EXPRESSLY EXCLUDED HEREFROM is property described in Deed of Record in Deed Book 4097, page 496, Register's Office for Davidson County, Tennessee.

*This is improved property known as 937 Oneida Avenue, Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of Sept, 1973

Everett A McGehee
(EVERETT A. MCGEHEE)

Connie Y. McGehee
(CONNIE Y. MCGEHEE)

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, Paulette P. Oldham, a Notary Public in and for the State and County aforesaid, personally appeared the within named Everett A. McGehee and wife, Connie Y. McGehee

the bargainor(s), 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 Hendersonville Tennessee, this, the 7th day of Sept. 1973

My commission expires: 1-22-75

Paulette P Oldham
Notary Public

BOOK 4745 PAGE 385

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Sumner

I, (we) hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is $12,350.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Howard J. Coggins Jr.
Affiant

Subscribed and sworn to before me this 7th day of Sept., 19 73.

My Commission expires: 1-22-75

Paulette L. Oldham
Notary Public

WARRANTY DEED

From
EVERETT A. MCGEHEE, ET UX

To
JAMES J. COGGINS, JR. ET UX
Mail
937 Magnolia Ave.
Nashville, Tenn.

C 23335

IDENTIF. REFERENCE

SEP 12 8 38 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PREPARED BY:
CARL H. OLDHAM
Attorney at Law
Professional Building
Hendersonville, Tenn.

SEP12 CONV 12,350.00

STATE OF TENNESSEE
COUNTY OF _____

SEP12 S'TAX A* 31.98
SEP12 PR'FEE A* .50
SEP12 W'DEED A* 4.00 * 36.48

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: