FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,745.73

Roy Dale Coggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 75

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: May 23, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Dale Coggins, et ux (NAME)	Noel-Palmer Mortgage Company, Inc. (NAME)	Map 128-14
8067 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	Par 120
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37219 (CITY) (STATE) (ZIP)	9D-06602

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, EVELYN SCOTT JOHNSON GADDY, formerly EVELYN SCOTT JOHNSON and being one and the same person as Evelyn Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY DALE COGGINS and wife, SHELIA C. COGGINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 42 on the Plan of Harpeth Park, Section III, as of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 90.0 feet along the westerly margin of Regency Drive and extends back 167.54 feet on the northerly line and 168.47 feet on the southerly line to a dead line in the rear on which it measures 89.76 feet.

BEING all of the same property conveyed to Robert L. Johnson and wife, Evelyn Johnson, by deed from Ralph E. Torrence, Jr., and wife, Joyce L. Torrence, of record in Book 4824, page 637, Register's Office for Davidson County, Tennessee, and quitclaimed to Evelyn Scott Johnson from Robert L. Johnson, by deed of record in Book 4867, page 923, Register's Office for Davidson County, Tennessee. The said Evelyn Scott Johnson having since married.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Noel-Palmer Mortgage Company, Inc., of record in Book 4556, page 878, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

Subject to 1975 taxes, which Grantees assume.

This conveyance is subject to restrictive covenants of record in Book 4232, page 417, and such limitations as appear on the plan of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 8067 Regency Drive, Nashville, Tennessee - 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of July, 19 75

Evelyn Scott Johnson Gaddy
Evelyn Scott Johnson Gaddy

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Scott Johnson Gaddy

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July 1975.

Commission expires 5-29-77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

G# 192904

WARRANTY DEED

FROM

EVELYN SCOTT JOHNSON GADDY

TO

ROYDALE COGGINS, ET UX

D08269

IDENTIF. REFERENCE

JUL 24 3 31 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 24 75		CONV	34,745.73			
JUL 24 75	S'TAX			A*	90.22	
JUL 24 75	PR'FEE			A*	.50	
JUL 24 75		W'DEED		A*	4.00	* 94.72

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT, GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NAS[illegible] E. TE[illegible]