This Form furnished by Attorneys Title Company, Inc.

BOOK 4996 PAGE 485

Form No. WD-3

FROM

Charles U. Coggin, Jr. & Robert M. Coggin

TO

James E. Cowden and wife,
Roberta Ann Cowden

For draftsman's use

This instrument prepared by
Paul G. Blankenship, Atty.
3311 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Cowden Et Ux (NAME)	James E. Cowden (NAME)	Map 53-13
604 Nawakwa Trail (STREET ADDRESS OR ROUTE NUMBER)	604 Nawakwa Trail (STREET ADDRESS)	Parcels 10 & 17
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	

D35915

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEB 12 2 26 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY 19 76

Notary Public

MY COMMISSION EXPIRES: August 14 1976

(AFFIX SEAL)

For and in Consideration of the sum of $2,100.00

Two Thousand One Hundred and - - - - - - - - - - - - - - - - - 00/100 DOLLARS

Cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles U. Coggin, Jr. and Robert M. Coggin

FEB12 CONV *2,100.00
FEB12 S'TAX B* 5.46
FEB12 PR'FEE B* .50
FEB12 W'DEED B* 6.00 * 11.96

have bargained and sold, and by these presents do transfer and convey unto the said James E. Cowden and wife, Roberta Ann Cowden their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. I Being Lot No. 10 on a preliminary plat of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made, and being further identified as Parcel No. 10 on Davidson County, Tennessee Property Map No. 53-13.

Form No. WD3a

Said Lot No. 10 fronts 150 feet on the south margin of Choctaw Trail and runs back between parallel lines 150 feet to a line in the rear on which it measures 150 feet. Being a part of the property conveyed to Charles U. Coggin, Trustee by deed from William J. Allen, Trustee, of record in Book 1916, Page 352, Register's Office for Davidson County, Tennessee. The said Charles U. Coggin, having since died, leaving as his only heirs at law, the said Charles U. Coggin, Jr. and Robert M. Coggin.

TRACT NO. 2 Being tract or Lot No. 17 on a preliminary plat of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3rd, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said Lot No. 17 beginning on the northerly margin of Tacoma Trail, 450 east of the southeast corner of the property conveyed to Chas. U. Coggin, Trustee, by deed from Homer B. Collins, et al., of record in Book 1677, Page 173, of the Register's Office for said County, being the corner of Lots Nos. 16 and 17, thence with the line between said two lots, northwardly 150 feet to the southwest corner of Lot No. 20; thence with the line between said Lots No. 17 and 20 eastwardly 150 feet to the northwest corner of Lot No. 18; thence with the line between said lots Nos. 17 and 18 southwardly 150 feet to the northerly margin of Tacoma Trail; thence with same westwardly 150 feet to the beginning.

Being the same property conveyed to Charles U. Coggin by deed from John O. Tuttle and wife, Maxine T. Tuttle, of record in Book 2439, Page 227, Register's Office for Davidson County, Tennessee. The said Charles U. Coggin, having since died, leaving as his only heirs at law, the said Charles U. Coggin, Jr. and Robert M. Coggin.

The above described land to be conveyed subject to an easement for public utilities, as shown on preliminary plat filed with the Davidson County Planning Commission, January 15, 1949, and designated by the Planning Commission as Subdivision No. 49-4, as referred to in instrument executed by William J. Allen, Trustee, dated December 8, 1950, filed December 8, 1950, and recorded in Book 1913, Page 71, of the Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Parcels 10 and 17 on Davidson County, Tennesssee Property Map 53-13
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Cowden and wife, Roberta Ann Cowden heirs and assigns, forever.

And we do covenant with the said James E. Cowden and wife, Roberta Ann Cowden 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.

And we the said, Charles U. Coggin, Jr. and Robert M. Coggin do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said James E. Cowden and wife, Roberta Ann Cowden heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of Feb., 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles U. Coggin, Jr.
Edith A. Coggin
Robert M Coggin
Gardner B. Coggin

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, PAUL G BLANKENSHIP, a Notary Public in and for said County and State, the within named Charles U. Coggin, Jr. and Robert M. Coggin Edith A. Coggin and Geraldine B. Coggin

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 Nashville, Tennessee, this day of February, 1976

Paul G Blankenship Notary Public

Commission Expires August 14, 1976

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

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.....