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 $ 2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Feb. 19 76.

Notary Public

MY COMMISSION EXPIRES 10-30-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Attorney 3311 Gallatin Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dallas L. Hannah Et Ux (NAME)	Dallas L. Hannah Et Ux (NAME)	Map 63-2
Ocoee Trail (STREET ADDRESS OR ROUTE NUMBER)	Ocoee Trail (STREET ADDRESS)	Parcels 96 & 97
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	

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, Charles U. Coggin, Jr. and wife, Edith A. Coggin and Robert M. Coggin and wife, Geraldine B. Coggin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dallas L. Hannah and wife, Sandra Faye Hannah

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 Lots Nos. 168 and 169, on the Plat of Nawakwa Hills Powwow Addition, Section No. 5, as of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, recorded June 4, 1937, at 8:40 A. M., being Tax Parcel Nos. 96 and 97 on Davidson County, Tennessee, Property Map 63-2

SAID Lots join and front together 50 feet each on the east side of Ocoee Trail and extends back between parallel lines 150 feet.

BEING the same property conveyed to Charles U. Coggin and wife, Emma McLaurine Coggin by deed from William O. Lee, Trustee, of record in Book 2292, page 283, Register's Office for Davidson County, Tennessee. The said Charles U. Coggin and Emma McLaurine Coggin both having since died, the said Emma McLaurine Coggin having predeceased Charles U. Coggin who left as his only heirs at law, Charles U. Coggin, Jr., and Robert M. Coggin.

This is unimproved (X) improved ( ) property, known as Lots Nos 168 and 169 Ocoee Trail Madison, Tenn. 37115
(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 our hands this 19th day of February, 19 76

Charles U. Coggin, Jr. Edith A. Coggin

Robert M Coggin Geraldine B Coggin

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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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 wife, Edith A. Coggin and Robert M. Coggin and wife, 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 19th day of February 1976

Commission expires August 14, 1976

Paul G. Blankenship
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

WARRANTY DEED

FROM
Charles U. Coggin & Robert M. Coggin

TO
Dallas L. Hannah & wife Sandra Faye Hannah

D 37032

IDENTIF. REFERENCE

FEB 23 9 30 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB23'76	CONV	*2,500.00			
FEB23'76	S'TAX		B*	6.50	
FEB23'76	PR'FEE		B*	.50	
FEB23'76	W'DEED		B*	4.00	* 11.00

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