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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Robert Earl Ligon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 1979.

Ronald K. Nevin
Notary Public

MY COMMISSION EXPIRES: 1-19-82

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, 2108 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Robert Earl Ligon (NAME)	Exchange Bond & Mortgage Corporation (NAME)	118-2 -164
812 Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #205 (STREET ADDRESS)	16DA-12290
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Atlanta, GA. 30341 (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~~ I, James J. Coggins, Sr., surviving tenant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Earl Ligon and wife, Tanuverne Ligon

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:

Being Lot No. 42 on the map of Kirkwood Heights, of record in Book 1130, Page 17, Register's Office for said County. Said Lot No. 42 fronts 73 feet on the northerly side of Kirkwood Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to James J. Coggins, Sr. et ux Lillian Cox Coggins by deed from John L. Donnelly, Jr. and wife, Rita Whitehead Donnelly of record in Book 3830, Page 189, said Register's Office. The said Lillian Cox Coggins having since died, Ronald K. Nevin having been appointed Conservator for James J. Coggins, Sr. as of record in the Probate Court of Davidson County, Tennessee.
This conveyance is made subject to a 10 foot easement for public utility purposes along rear line of premises, ditch across front of premises, and 60 foot building set back line from Kirkwood Lane, as shown on plan of record in Book 1130, Page 17, Register's Office for said County; and to restrictive covenants contained in an instrument of record in Book 1140, Page 45, said Register's Office.

This is improved (X) unimproved ( ) property, known as 812 Kirkwood Avenue, Nashville, Tennessee
(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 2nd day of May, 1979

James J. Coggins, Sr. by Ronald K. Nevin, conservator

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 Ronald K. Nevin, Conservator for James J. Coggins, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of May 1979.

Commission expires 7-18-82

Notary Public

SEAL: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DIXIE

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

WARRANTY DEED

FROM

JAMES J. COGGINS, SR.

TO

ROBERT EARL LIGON, et ux

F 27757

IDENTIF. REFERENCE

MAY 4 11 54 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
for
219 Building 1
[illegible] boulevard
nashville, tennessee 37217

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	77.30-
0727A05/04/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 7 7 5 7.

IDENTIF. REFERENCE

MAY 4 11 54 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 681933