FORM NO. WD-1

BOOK 6122 PAGE 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,894.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 19 83.

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen R. Coggins (NAME)	Wachovia Mortgage Company (NAME)	83-5
1305 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	274
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (CITY) (STATE) (ZIP)	23W-9910

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, Donna G. Harlin, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen R. 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. 30 and the easterly 20 feet of Lot No. 29 on the plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for said County.

SAID Lot No. 30 and the easterly part of Lot No. 29 adjoin and front together 75 feet on the northerly margin of Eastland Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Donna G. Harlin by deed from H. Lynn Greer, Jr. and wife, Grace Ann Greer of record in Book 6040, page 648, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of two notes secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 5358, page 485, and rerecorded in Book 5395, page 339, and a second mortgage deed of trust to Security Pacific Finance Money Center, Inc., of record in Book 6040, page 651, both in the Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the first mortgage deed of trust is hereby transferred to the said grantee.

CHECK
This is unimproved ( ) improved (XX) property, known as 1305 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

2372 08/26/83 02:44

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 16th day of August, 19 83

Donna G. Harlin

Donna G. Harlin

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 Donna G. Harlin

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 16th day of August 19 83

Commission expires 11-17-84

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

WARRANTY DEED

FROM

DONNA G. HARLIN

TO

ALLEN R. COGGINS

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

IDENTIFICATION REFERENCE

AUG 25 9 53 AM '83

FELIX [illegible]
DAVIDSON COUNTY, TN

H6.9331

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6122 PAGE 587

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36854.06- CO	
			95.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.44-	
2372A08/25/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

REG. 93371

IDENTIF. REFERENCE

AUG 25 9 59 AM '83

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 973816