THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William T. Warren, III et ux 1305 Eastland Avenue Nashville, TN 37206	Wachovia Mortgage Co. P. O. Box 3174 Winston-Salem, NC 27102	83-5 274

WARRANTY DEED

BOOK 6599 PAGE 587

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen R. Coggins, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William T. Warren, III and wife, Mary Catharine Neal Warren, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davdison 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 Allen R. Coggins by deed from Donna G. Harlin, unmarried, of record in Book 6122, page 565, 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 a note secured by a first mortgage deed of trust of record in Book 5358, page 485, and to assume the unpaid balance of a note secured by a second mortgage deed of trust 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. This conveyance is also subject to a third deed of trust of record in Book 6122, page 568, said Register's Office.

This instrument is executed on behalf of Allen R. Coggins by Barbara A. Self as his Attorney-In-Fact pursuant to a Power of Attorney which is being recorded immediately prior to the recording hereof. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 1305 Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 3rd day of July, 1985.

8 5 6 3 IDENTIF. REFERENCE
JUL 5 11 16 AM '85
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Allen R. Coggins
Allen R. Coggins
BY: Barbara A. Self, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6599 PAGE 588

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 48,750.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara A. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Allen R. Coggins as his Attorney-In-Fact, as the free act and deed of the within named Allen R. Coggins. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:

ALLEN R. COGGINS

to:

WILLIAM T. WARREN, III ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-23820)

EXHIBIT TO WARRANTY DEED
FROM
ALLEN R. COGGINS
TO
WILLIAM T. WARREN, III et ux

BOOK 6599 PAGE 589

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Barbara A. Self

Affiant - Barbara A. Self

Sworn to and subscribed before me this 3rd day of July, 19 85.

Notary Public

My Commission Expires: 10-24-88

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6599 PAGE 590

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48750.00- CONT.	
			126.00 CSTAX	
			.50 PRFEE	
			9.00 MORTG	
			CHECK	136.18-
5012A07/05/85			BAL	.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:8 5: 6: 3:

IDENTIF. REFERENCE

JUL 5 11 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151283