THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 7988 PAGE 338

ADDRESS NEW OWNER:

ROBERT E. COGGINS, JR. ET UX
1104 IDLEWILD COURT
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-5A
PARCEL 250

SEND TAX BILLS TO:

ALTUS BANK
409 W. MAIN ST.
P.O. BOX 7006
DOTHAN, AL 36302

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,658.85, THIS 17TH DAY OF NOVEMBER, 1989.

Robert E. Coggins Jr.
AFFIANT

Subscribed and sworn to me, this the 17TH day of NOVEMBER, 1989.

Notary Public
My commission expires: 5-11

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Russell L. Hines et ux, Rebecca Hines, to Capitol Mortgage Corporation, of record in Book 7045, page 473, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same,the receipt and sufficiency of which are hereby expressly acknowledged, WE, RUSSELL L. HINES ET UX, REBECCA HINES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT E. COGGINS, JR., ET UX, DEBRA D. COGGINS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1102 IDLEWILD AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 17TH day of NOVEMBER, 1989.

Russell L. Hines atty in fact Nancy S. Sutton
RUSSELL L. HINES, BY HIS ATTORNEY-IN-FACT, NANCY S. SUTTON

Rebecca Hines by atty in fact Nancy S. Sutton
REBECCA HINES, BY HER ATTORNEY-IN-FACT, NANCY S. SUTTON

Robert E. Coggins
ROBERT E. COGGINS, JR.

Debra D. Coggins
DEBRA D. COGGINS

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON, to me known to be the person who executed the foregoing instrument in behalf of RUSSELL L. HINES ET UX, REBECCA HINES, and acknowledged that SHE executed the same as the free act and deed of the said RUSSELL L. HINES ET UX, REBECCA HINES, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 17TH day of NOVEMBER, 1989.

Linnea C. Ellis
Notary Public

My Commission Expires: 5-11-93

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. COGGINS, JR., ET UX, DEBRA D. COGGINS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17th day of november, 1989.

Linnea C. Ellis
notary public

My commission expires: 5-11-93

[redacted]

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Idlewild Court, a Planned Unit Development, of record in Book 6250, page 563, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Russell L. Hines et ux, Rebecca Hines, by Deed from Linder Construction Company, Inc., of record in Book 7045, page 470, Register's Office for Davidson County, Tennessee.

6167 11/21 0101 03CHECK 256.51

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 6250, page 563, said Register's Office, which includes a 20 foot minimum building setback line from the easterly lot line, a 6' X 30' utility anchor easement in the southeasterly corner of the lot and an owner's certificate.

3. Deed of Trust from Russell L. Hines et ux, Rebecca Hines, to Tim N. Taylor, Trustee, of record in Book 7045, page 473, said Register's Office, to secure to Capitol Mortgage Corporation, the payment of one note dated November 17, 1986, in the original principal amount of $72,192.00, due and payable as set forth therein.

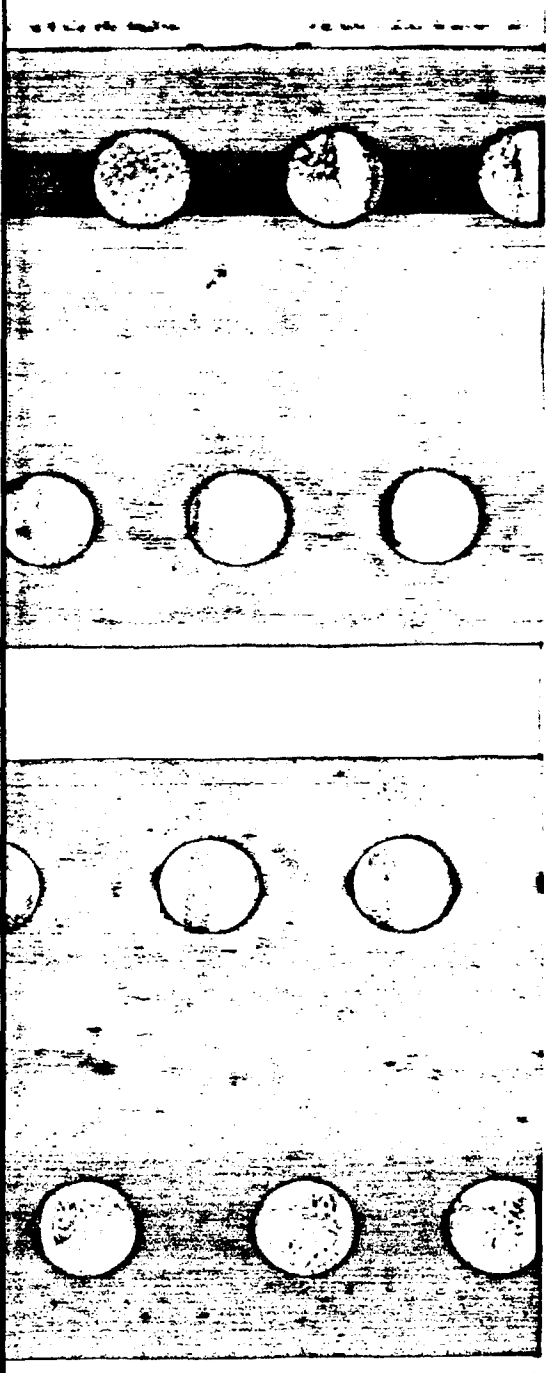
4. Restrictions of record in Book 6514, Page 516, and Book 6620, Page 308, said Register's Office.

83565

IDENTIF. TREFERENCE

Nov 21 8 15 AM '89

DAVIDSON COUNTY T.N.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 74658.85
CON TX 246.51
PRFEE 1.00
WDEED 9.00
TOTAL 256.51
CHECK 256.51

11/21/89 01 08:13 0001 6167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83565

IDENTIF. TREFERENCE

Nov 21 8 15 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268974