This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **ROY D. COGGINS and wife, SHELIA COGGINS**, 1528 Eller Drive, Nashville TN 37221

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. **091-09-0** and Parcel No. **046.00**, Field Book No. **8DA-20730.**

For and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND ($120,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **LARRY L. SCHMITTOU** and wife, **SHIRLEY A. SCHMITTOU**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROY D. COGGINS and wife, SHELIA COGGINS,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

These are improved properties, known as **5904 Robertson Road, Nashville TN 37209.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **ROY D. COGGINS and wife, SHELIA COGGINS**, their heirs and assigns, forever; and we, **LARRY L. SCHMITTOU** and wife, **SHIRLEY A. SCHMITTOU**, 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, except as shown on **EXHIBIT B** attached hereto and made a part hereof. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 21st day of April 1995.

LARRY L. SCHMITTOU

SHIRLEY A. SCHMITTOU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LARRY L. SCHMITTOU** and wife, **SHIRLEY A. SCHMITTOU**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April 1995.

Notary Public

My commission expires 07 Jan 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**120,000.00**.

Affiant

Subscribed and sworn to before me this 24 day of April 1995.

Notary Public

My commission expires 07 Jan 1996

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

53958

95 APR 21 PM 4:24

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

RL EST IV schmitou wd

EXHIBIT A

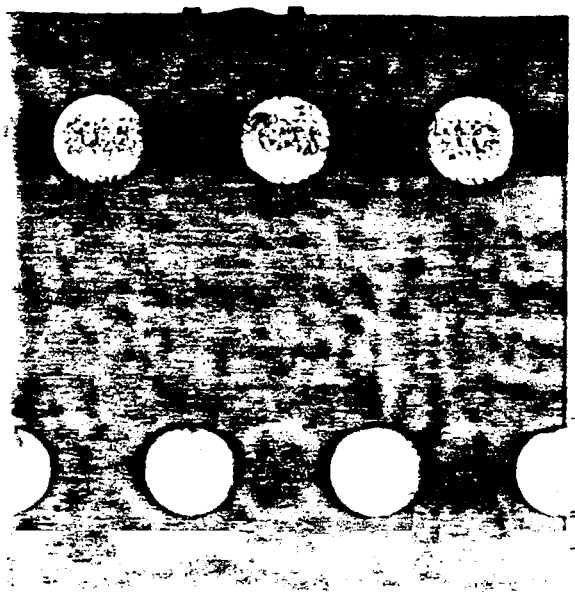
BEGINNING at an iron rod in the Northern margin of Robertson Avenue, 128 feet West of the Western margin of Sterling Street; said iron rod beginning at James M. Haney's Southwest corner as described in Deed Book 4573, page 11, in the Register's of Davidson County, Tennessee. Thence with the Northern margin of Robertson Avenue having a right of way width of 50 feet, North 77 degrees, 40 minutes, 32 seconds, West 289.39 feet to a 14 inch Hackberry tree marking the Southeast corner of the Clyde A. Tittle, et ux property as described in Deed Book 2302, page 599, in the Register's office of Davidson County, Tennessee; Thence with Tittle's East line North 00 degrees, 29 minutes, 00 seconds, East passing a witness iron rod at 1.00 feet, 394.93 feet to an iron rod marking the Southwest corner of George G. Keaton, et ux, as described in Deed Book 2401, page 240, in the Register's office of Davidson County, Tennessee; Thence with Keaton's South line, 20 feet North of and parallel to the South margin of a 50 foot right of way reserved for a street, North 88 degrees, 04 minutes, 52 seconds, East 411.38 feet to an iron rod in the West margin of Sterling Street having a right of way width of 40 feet, thence with the Western margin of Sterling Street, South 00 degrees, 41 minutes, 35 seconds West, 285.49 feet to an iron rod marking the Northeast corner of the James M. Haney, et ux property as described in Deed Book 4573, page 11, in the Register's office of Davidson County, Tennessee; thence with Haney's North line North 83 degrees, 16 minutes, 11 seconds West 128.00 feet to an iron rod marking Haney's Northwest corner; thence with Haney's West line South 00 degrees, 20 minutes, 26 seconds West 200.00 feet to the point of beginning, containing 3.6048 acres more or less according to a survey by Monroe Elliott, dated August 22, 1986.

Being part of the same property conveyed to Egbert Schmittou and wife, Janie A. Schmittou, by installment deed from Allen Dobson and wife, Martha Ballard Dobson, of record in Book 1036, page 203, Register's Office of Davidson County, Tennessee.

And being the same property conveyed to Larry L. Schmittou and wife, Shirley A. Schmittou, by Warranty Deed from Egbert Schmittou and wife, Janie A. Schmittou (Deceased), as shown of record in Book 6957, page 889, Register's Office for Davidson County, Tennessee.

This is improved property, known as **5904 Robertson Avenue, Nashville TN 37209**.

3414 04/21 0101 03CHECK 457.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

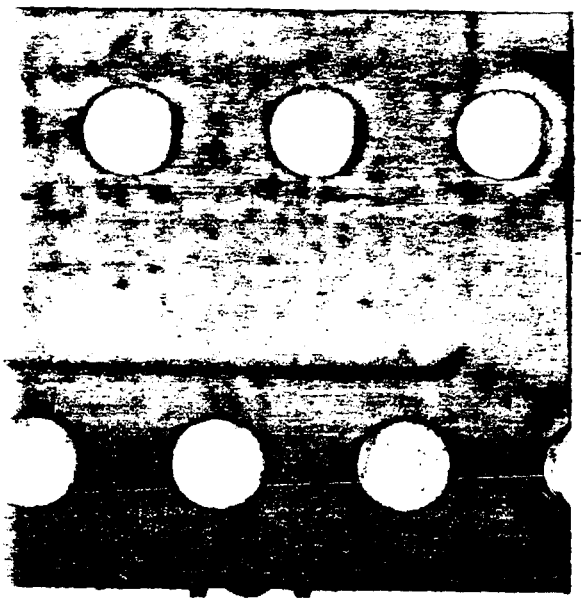
FOR _____

BOOK 9652 PG 105

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

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 12.00
TOTAL 457.00
CHECK 457.00
04/21/95 01 16:26 0001 3414



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53858
IDENTIFYING REFERENCE

95 APR 21 PM 4:24

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

No. 902873