BOOK 9685 PG 494

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 108,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 25th day of May 19 95

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
THERESA M. COGGINS 1403 Roberts Avenue Nashville, Tennessee 37206	SOUTHEASTERN MORTGAGE 565 Marriott Drive Suite 250 Nashville, Tennessee 37214-5014	MAP 83-2 PARCEL 87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND NO/100------- ($ 108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MERYL V. TRUETT AND HUSBAND, JOHN D. MEYER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THERESA M. COGGINS, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 1 on the Plan of Sharpe & Horn's Elwood Place of record in Book 332, page 18, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Roberts Avenue at the southeast corner of the property conveyed to James T. Deason and wife, et al, of record in Book 7086, page 113, said Register's Office; thence with Deason's easterly line, northerly 170.0 feet, more or less, to an alley; thence with the said alley, easterly 120.0 feet, more or less, to the northwest corner of the property conveyed to Jerry N. Smith and wife, of record in Book 7633, page 754, said Register's Office; thence with said Smith's westerly line, southerly 170.0 feet, more or less, to the northerly margin of Roberts Avenue; thence with the same, westerly 120.0 feet, more or less, to the beginning.

BEING the same property conveyed to John D. Meyer and wife, Meryl V. Truett by deed from James E. Cole, II, unmarried, of record in Book 8374, page 606, Register's Office for Davidson County, Tennessee, and subsequently by deed from John D. Meyer and wife, Meryl V. Truett to Meryl V. Truett and husband, John D. Meyer, of record in Book 9137, page 506, Register's Office for Davidson County, Tennessee.

This is improved property known as 1403 Roberts 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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharpe & Horn's Elwood Place of record in Book 332, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of May, 19 95.

MERYL V. TRUETT

JOHN D. MEYER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MERYL V. TRUETT AND HUSBAND, JOHN D. MEYER, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

MAIL ENV

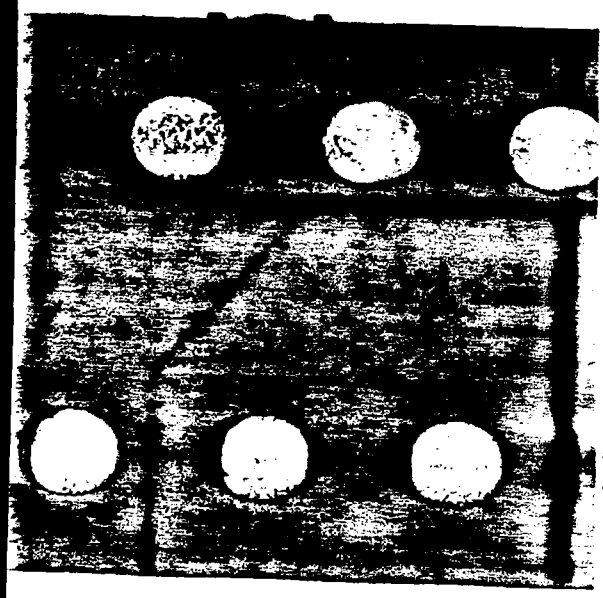
95 MAY 31 AM 10:45

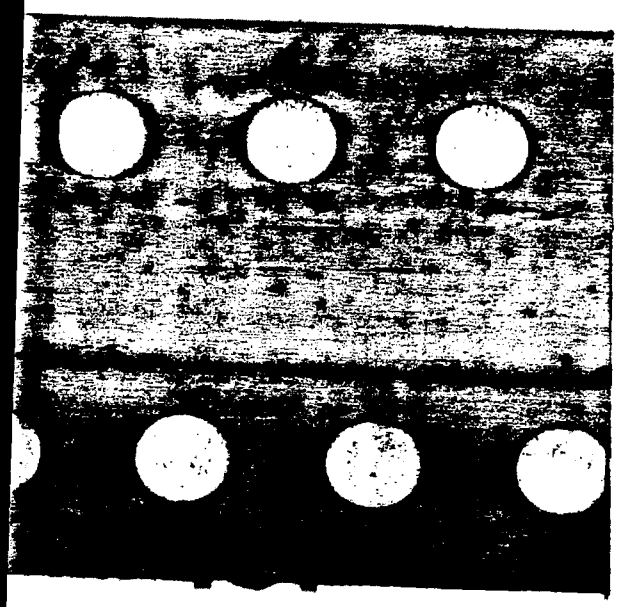
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0065282

IDENTIF. & REFERENCE

3997 05/31 0101 03CHECK 408.60





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

RECEIVED OF _____

FOR _____

BOOK 9685 PG 496

CD - 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
108000.00
CON TX 399.60
PRFEE 1.00
MDEED 8.00
TOTAL 408.60
CHECK 408.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/95 01 10:45 0001 5997

0065282
IDENTIF. # REFERENCE

95 MAY 31 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915314