60

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9756PG243

WARRANTY DEED

ADDRESS NEW OWNER:
Laurie Jean Coggins and Barry Stephen Coggins
409 Bramblewood Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
150 Fayetteville Street Mall
Raleigh, NC 27626-0544

MAP AND PARCEL:
MAP 146-08
GROUP
PARCEL 131.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Thomas Smith, as Executor, James Thomas Smith, Individually, Walter David Smith, and Phyllis W. Smith, who joins in for the purpose of conveying all her marital rights, if any, in the property, and hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laurie Jean Coggins and husband, Barry Stephen 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. 388 on the Plan of Crieve Hall Estates, Section 5, of record in Book 2133, page 91, Register's Office, Davidson County, TN.

Being the same property conveyed to Peggy H. Kindberg, unmarried, by deed from Lelion D. Elledge, Jr., and wife, Lavinia H. Elledge of record in Book 5749, page 588, Register's Office for Davidson County, Tennessee. Peggy H. Kindberg, having been one and the same as Peggy H. Smith, died December 22, 1994; James Thomas Smith and Walter David Smith, having taken under the Will of Peggy H. Smith, (Probate Court # 95P-1258, Davidson County, TN) hereby convey as Grantors.

This is improved property known as 409 Bramblewood Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laurie Jean Coggins and husband, Barry Stephen Coggins, their heirs and assigns, forever; and we, James Thomas Smith and Walter David Smith 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of July, 1995.

James Thomas Smith
James Thomas Smith, Executor

James Thomas Smith
James Thomas Smith, Individually

Walter David Smith
Walter David Smith

Phyllis W. Smith
Phyllis W. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Thomas Smith and Walter David Smith, and Phyllis W. Smith the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of July, 1995.

NOTARY PUBLIC

My Commission Expires: 11.20.96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of July, 1995.

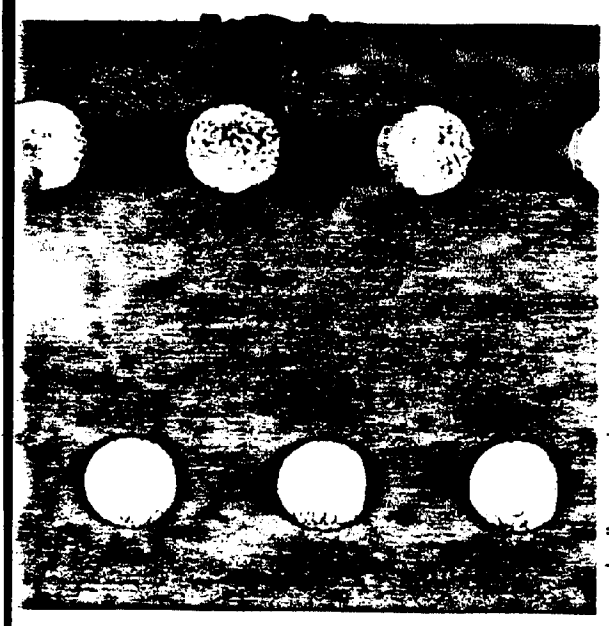
NOTARY PUBLIC

My Commission Expires: 11.20.96

00087318
IDENTIF. & REFERENCE

95 AUG -8 PM 12:36
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2109 08/08 0101 03CHECK 397.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

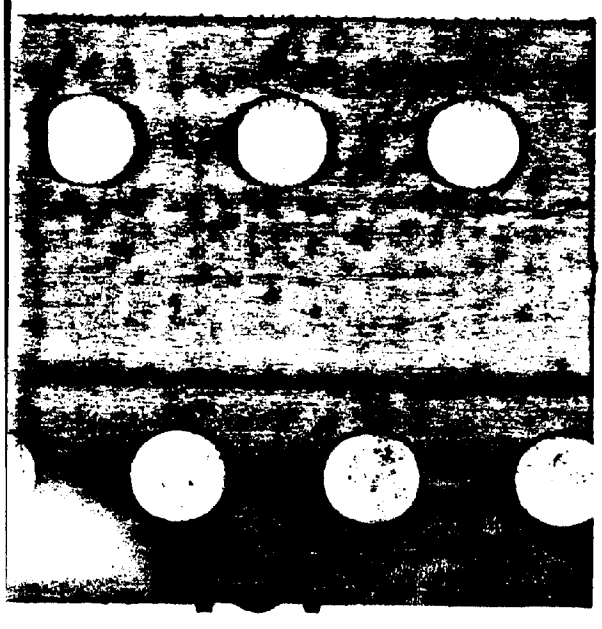
FOR _____

BOOK 9756PG248

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	
			105000.00	
			CON TX	388.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	397.50
			CHECK	397.50
08/08/95	01		12:36 0001	0109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00087318
IDENTIF. ↑ REFERENCE

95 AUG -8 PM 12:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 939124