This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10138 PG 515

ADDRESS NEW OWNER:
Ellis O. Coggin
907 Fatherland Street
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
Reflections III, Suite 200
Virginia Beach, Virginia 23452

MAP AND PARCEL:
MAP 82-16
PARCEL 185
18W04340

WARRANTY DEED

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, Timothy R. Henegar and wife, A. Mich'l Henegar, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ellis O. Coggin, Unmarried , 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:

BEING Lot 88, Barrow's Addition to Edgefield, as recorded in Plan Book 1, Page 13, Chancery Court, Davidson County, Tennessee.

Being the same property conveyed to Timothy R. Henegar , by deed from Glenda S. Golemon and husband, Guy Golemon of record in Book 9423, Page 425, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to minimum building setback lines and easements of record in Book 1, Page 13, said Register's Office.

This is improved property known as 907 Fatherland Street, Nashville, TN 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 Ellis O. Coggin, Unmarried, their heirs and assigns, forever; and we, Timothy R. Henegar and wife, A. Mich'l Henegar 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 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 29th day of July, 1996.

Timothy R. Henegar

A. Mich'l Henegar

0209129
IDENTIF. & REFERENCE

96 JUL 31 AM 9:58
FELIX A. MILLER REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy R. Henegar and wife, A. Mich'l Henegar 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 Nashville, Tennessee, this the 29th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

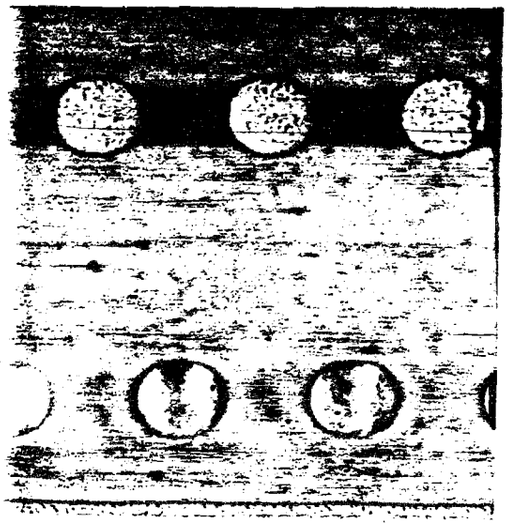
The actual value or consideration, whichever is greater, for this transfer is $ 124,900.00.

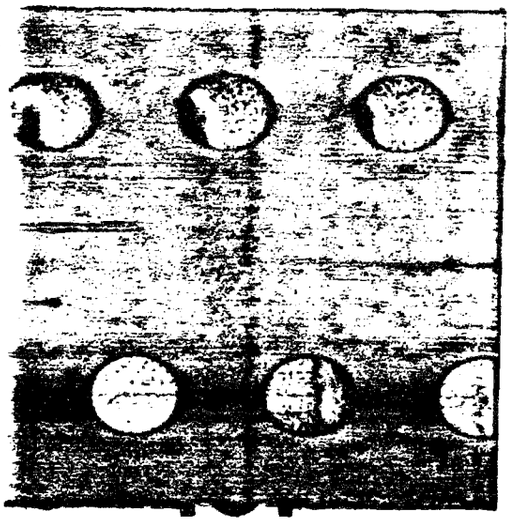
Ellie O. Coggin
AFFIANT

Subscribed and sworn to before me this 29th day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

1231 07/31 0101 03CHECK 471.13





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 517

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	
				124900.00
			CON TX	462.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.13
			CHECK	471.13
07/31/96	01		10:00 0001	1231

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0209129 IDENTIF. ↑ REFERENCE

96 JUL 31 AM 8:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1068822