BOOK 10193 PG 909

A27

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 1/24/98
(AFFIX SEAL)

PATRICIA O. CAVITT NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Mattus (NAME)	Leader Federal Bank for Savings (NAME)	148-12-222
4602 Fanning Drive (ADDRESS)	158 Madison Avenue (ADDRESS)	02DU23487
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38103 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Terry Eugene Coggins and wife, Sylvia G. Coggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Mattus and wife, Patricia J. Mattus

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. 106 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176, Register's Office for said County.

SAID Lot No. 106 fronts 108.16 fete on the easterly margin of Fanning Drive and extends back 94.65 feet on the northerly line and 134.68 feet on the southeasterly line to a dead line in the rear, measuring 63.51 feet thereon.

Being the same property conveyed to Terry Eugene Coggins, et ux Sylvia G. Coggins, by deed from R. B. Woodroof, Sr., et ux Margrette D. Woodroof, of record in Book 5090, Page 281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

0225056
IDENTIF. ↑ REFERENCE

96 SEP 13 PM 4:12
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4602 Fanning Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of September 19 96

Terry Eugene Coggins

Sylvia G. Coggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10190 PG 910

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Eugene Coggins and wife, Sylvia G. Coggins

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 at Nashville, Tennessee, this 11th day of September, 19 96.

Commission expires 1/24/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

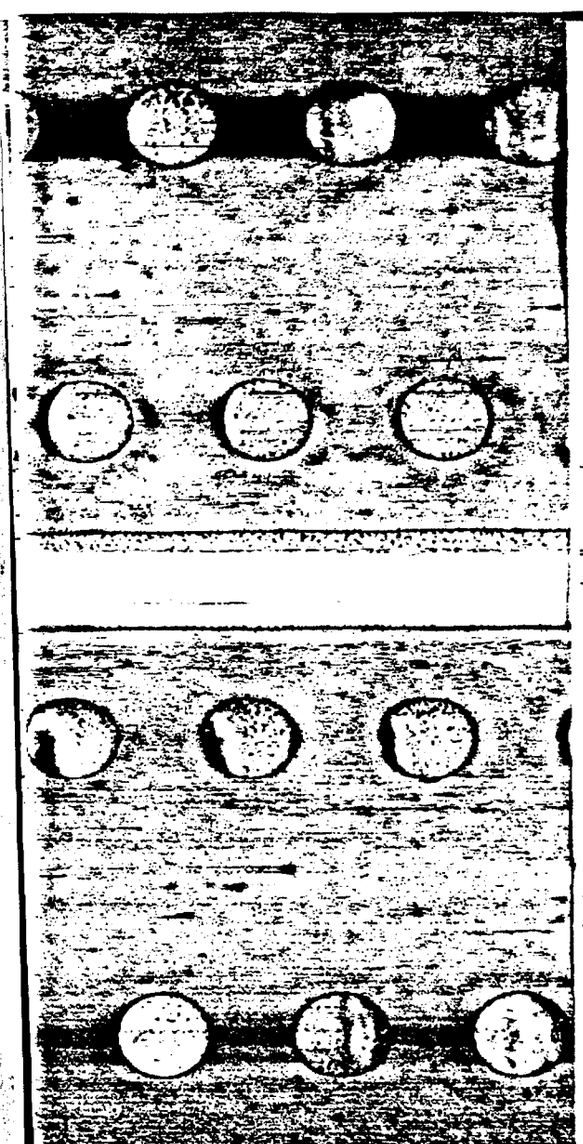
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

8293 09/13 3101 03CHECK

338.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10190 PG 911

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 89000.00
				CON TX 329.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 338.30
				CHECK 338.30
			09/13/96 01	16:16 0001 8293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225056
IDENTIF. # REFERENCE

96 SEP 13 PM 4:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030739