Return to:
WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-0930

Seller: JENKINS
Order No.: 855424/66550385

Data ID: 12985
Job No.: 7370

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Michael Coggin
(Name)
4901 Traceway Drive
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

SunTrust Mortgage Inc.
(Name)
PO Box 530718
(Street Address)
Atlanta, GA 30353-0718
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to MARY A. JENKINS AND JAMES E. JENKINS, WIFE AND HUSBAND (hereinafter referred to as Grantor, whether one or more) by MICHAEL COGGIN and wife, ANNA COGGIN

(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 155-16.A-85

unimproved ( )
This is improved (x) property, known as 4901 TRACEWAY DRIVE
(House Number) (Street) (P.O. Address)

NASHVILLE, TN 37221
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: JENKINS
Order No.: 855424/66550385

Data ID: 12985

Witness our hands this 27 day of June, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James E. Jenkins
JAMES E. JENKINS—Grantor

Mary A Jenkins
MARY A. JENKINS—Grantor

STATE OF GEORGIA }
}
COUNTY OF PAULDING }

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, MARY A. JENKINS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, this 21 day of July, 1999

Notary Public, Fulton County, Georgia
My Commission Expires June 09, 2002

My Commission Expires: NOVEMBER 2, 2002

Notary Public

STATE OF ~~GEORGIA~~ ~~TENNESSEE~~ GEORGIA TENNESSEE }
~~FULTON~~ FULTON }
COUNTY OF ~~DAVIDSON~~ DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. JENKINS, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 19th day of July, 1999.

My Commission Expires: January 25, 2003

Notary Public

CLYDE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $_____ which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Mary A Jenkins
MARY A. JENKINS—Grantor

JAMES E. JENKINS—Grantor

STATE OF GEORGIA }
}
COUNTY OF PAULDING }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 29TH day of JUNE, 1999.

(Affix Seal)

My commission expires: NOVEMBER 2, 2002

Notary Public

NOTARY PUBLIC
PAULDING COUNTY, GEORGIA

0622305
IDENTIF. → REFERENCE

99 AUG 10 AM 8:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Seller: JENKINS
Order No.: 855424/66550385

Data ID: 12985

# EXHIBIT "A"

# LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF TRACESIDE, SECTION 3, AS OF RECORD IN PLAT BOOK 9700, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARY A. JENKINS AND HUSBAND, JAMES E. JENKINS BY CENTEX REAL ESTATE CORPORATION, IN THE DEED DATED 6-27-96 AND RECORDED 7-3-96, IN BOOK 10110, PAGE 408, DAVIDSON COUNTY RECORDS.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The Actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Sworn to and subscribed before me this 29th day of July, 1999.

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires:
12/6/99

3935 08/10 0101 03CHECK 884.50

# OFFICIAL RECEIPT

## BILL GARRETT

### REGISTER OF DAVIDSON COUNTY
### NASHVILLE, TENNESSEE

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0622305

IDENTIF. ↑ REFERENCE

99 AUG 10 AM 8:11

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11612 PAGE 809

| | |
|---|---|
| CAMT | 235000.00 |
| CON TX | 869.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 884.50 |
| CHECK | 884.50 |

08/10/99 01 08:10 0001 3935

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1502114