|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$78,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|23rd DAY OF November, 1999.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip J. Lenoir & Sandra Lenoir 4307 Brush Hill Road Nashville, TN 37216	New Owner	Map 61.04 Parcel 93

For and in 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,

Geraldine Coggin, a widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Phillip J. Lenoir and wife, Sandra W. Lenoir

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 NO. 4 AND THE NORTH ONE-HALF OF LOT 3 OF BLOCK 3 ON THE PLAN OF A.J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT AND SAID PART OF SAID LOT ADJOIN AND FRONT TOGETHER 150 FEET ON THE WEST SIDE OF BRUSH HILL ROAD AND RUN BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. COGGIN AND WIFE, GERALDINE COGGIN BY DEED FROM HERMAN D. BRADLEY, UNMARRIED DATED NOVEMBER 30, 1955 AND OF RECORD IN BOOK 2484, PAGE 417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ROBERT M. COGGIN BEING DECEASED.

This conveyance is made subject to the following:

1) 1999 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 547, Page 43, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 1181, Page 25, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4307 Brush Hill Road, Nashville, TN 37216
(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 my hand(s) this 23rd day of November, 1999.

Geraldine Coggin
Geraldine Coggin

7102 12/01 0101 03CHECK 299.60

06622790
REFERENCE
'99 DEC -1 PM 2:53
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Geraldine Coggin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

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

0662790

INSTRUMENT REFERENCE

99 DEC -1 PM 2:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11764 PAGE 205

CAMT	78000.00
CON TX	288.60
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

12/01/99 01 14:54 0001 7102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544704