book2

This Instrument Prepared By:

James C. Dale III
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(615) 255-7443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this conveyance is ***$310,000.00***

Affiant

Sworn to and subscribed before me this 12th day of April, 2001, 2001.

Notary Public

My commission expires: 3/10/01

Davidson County DEEDWARR
Recvd: 04/16/01 15:15 2pgs
Fees:11.00 Taxes:1147.00
20010416-0036880

NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.
My Commission Expires 3/10/2003

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel No.**
William Hedge Burt, Jr., et ux 5906 Hickory Valley Road Nashville, Tennessee 37205	Same	Map: 103-13 Parcel 6.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Mary Ann Martin and James C. Dale III, Co-Executors, Estate of Carnell Avant Coggin,** hereinafter referred to as Grantors, for and in consideration of the sum of Ten and No/100 Dollars ***($10.00)***, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell, bargain and convey unto **William Hedge Burt, Jr.** and wife, **Tara Thacker Burt**, hereinafter referred to as Grantees, all their right, title and interest, in and to certain land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 63, on the Plan of Hillwood Estates, Section 6, of record in Plat Book 2133, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to W. E. Coggin and wife, Carnell A. Coggin, by deed of record in Book 2400, Page 391, Register's Office for Davidson County, Tennessee, the said W. E. Coggin having predeceased Carnell Avant Coggin, now deceased. Carnell Avant Coggin and Carnell A. Coggin are one and the same person. By Last Will and Testament of Carnell Avant Coggin, of record in Book 231, Page 286, Probate Office for Davidson County, Tennessee, subject property vested in her Estate, with Mary Ann Martin and James C. Dale III, Co-Executors being authorized to sell said property.

This conveyance is made subject to:

1. Metro taxes for 2001, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Plat Book 2133, Page 96, Register's Office for said County.

This is improved property known as 5906 Hickory Valley Road, Nashville, Tennessee 37205.

Mary Ann Martin and James C. Dale III, Co-Executors of the Estate of Carnell Avant Coggin, join herein for the purpose of warranting to the Grantees that they shall defend this estate for all taxes and debts whatsoever.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their successors and representatives to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal this 11th day of April, 2001.

Estate of Carnell Avant Coggin

By Mary Ann Martin - Co-executor
Mary Ann Martin, Co-Executor

By James C. Dale III
James C. Dale III, Co-Executor

"Grantors"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, personally came and appeared **Mary Ann Martin** and **James C. Dale III, Co-Executors,** to me known to be the persons who executed the foregoing instrument on behalf of the **Estate of Carnell Avant Coggin,** and acknowledged that they, being authorized so to do, executed the same for the purposes therein contained.

WITNESS my hand and official seal, this 11th day of April, 2001.

Notary Public
My commission expires: 5/30/2004

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004