Box 58-A

WARRANTY DEED

1295.00
13.00
3080.00

Davidson County DEEDWARR
Recvd: 08/12/02 15:54 2pgs
Fees:13.00 Taxes:1295.00

20020812-0097400

JUDITH C. LARGE NOTARY PUBLIC RUTHERFORD CO. TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Marchetti Company	The Marchetti Company	116-15-0073.00
(NAME) 4326 Signal Hill Drive	(NAME) 4326 Signal Hill Dr.	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(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,

The Estate of Charles U. Coggin, Jr.

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Marchetti Company

, 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 23 of Block 8 on the Plan of Clahoun's Resubdivision of part of Royal Oaks Subdivision as of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 23 fronts 111 feet on the northerly side of Signal Hill Drive and runs back 176 feet 10 inches on the easterly line and 200 feet on the westerly line, along the easterly margin of West View Drive, to a dead line in the rear, measuring 205.5 feet thereon. Including but specifically excluding a small triangular part out of the northwest corner of said lot which was conveyed by I Franklin Kemp and wife, to Richard Charles Brower and wife, by deed of record in Book 1909, page 247 said Register's Office and which is described as follows:

Beginning at a point in the westerly margin of West View Drive, the common Corner of Lots 1 and 23, of Block 8; thence with the line between said lots easterly 105 feet 6 inches to a point; thence southerly 1.7 feet to a point; thence westerly approximately along the south face of a stone retaining wall 105 feet 6 inches more or less to the point of beginning.

Being the same property conveyed to Charles Ulysses Coggin, Jr. and wife, Edith A. Coggin, by deed from Jas. R. Covington, Clerk and Master, dated November 7, 1952 and fled for record in Book 2100, page 431, Register's Office for Davidson County, Tennessee. The said Edith A. Coggin and Charles Ulysses Coggin, Jr., both being deceased the property is vested James Randolph Coggin, aka James R. Coggin, executor of the Estate of Charles Ulysses Coggin, Jr.

unimproved ☐

This is improved ☒ property, known as 4326 Signal Hill Dr., Nashville, TN 37205
(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.

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 hands this 5th day of August, 2002.

The Estate of Charles U. Coggin

By: James R. Coggin, Administrator

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 8/5/2002, before me personally appeared ~~Randy~~ James R. Coggin to me known (or proved to me on the basis of satisfactory evidence) to be the Executor of the Estate of Charles U. Coggin, Jr. described in and who executed the foregoing instrument on behalf of said estate, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of August, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE TENNESSEE

Judith C. Jacobs

Judith C. Jacobs Notary Public