Davidson County DEEDWARR
Recvd: 01/15/03 10:07 2pgs
Fees:13.00 Taxes:536.50

20030115-0006284

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 2002.

Charlotte A. Bethel
NOTARY PUBLIC

My Commission expires: 3-27-04

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 1130 8th Ave., South, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shelia C. Coggins	~~SAME~~ Shelia C. Coggins	Map 141-15
(NAME)	(NAME)	
7021 Cotton Blossum Lane	1528 Eller Dr.	Group A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	Parcel 015.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Rebecca Brewer, an unmarried widow

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Shelia C. Coggins, married

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section I, Rolling River Estates, of record inBook 4860, page 27, Register's Office for said County.

Said Lot No. 81 fronts 98.84 feet on the northerly margin of Cotton Blossom Lane and extends back 173.52 feet on the easterly line and 181.48 feet on the westerly line to a dead line in the rear, measuring 123.00 feet thereon.

Being the same property conveyed to Gordon S. Brewer and wife, Rebecca S. Brewer, by deed from David S. Greenberg and wife, Marlon W. Greenberg, of record in Book 7232, page 383, said Register's Office. The said Gordon S. Brewer having since died.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4788, page 950, as amended in Book 4871, page 640, and Book 4892, page 689, said Register's Office.

By-Laws of record in Book 4892, page 679, said Register's Office.

Easement of record in Book 7512, page 329, and Book 8860, page 315, said Register's Office.

Taxes for the year 2002 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of

record.

The improved property is located at 7021 Cotton Blossum Lane, Nashville, Tn 37221.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands this 25th day of November, 2002

Rebecca S. Brewer

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rebecca S. Brewer, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 25th day of November, 2002.

My Commission expires: 3-27-04

Charlotte A. Bethel

Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE