WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Austin	James Austin	063-02-0/138.00
(NAME)	(NAME)	
1431 Pawnee Trail	SAME	
	(ADDRESS)	
Madison, TN 37115		
(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,

Estate of Chas. U. Coggin, Jr.

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

James R. Austin Jr

, 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:

Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot No. 18 on the map of Nawakwa Hills, as of record in Book 843, pages 36 and 37 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 100 feet on the northeasterly margin of Pawnee Trail and extends back 329 feet, more or less, on the northerly line and 288 feet, more or less, on the southerly line to a dead line and above 155 feet on said deed line.

Being the same property conveyed to Chas. U. Coggin, Jr. and wife, Edith Coggin by Warranty Deed from Hubert Ashburn and wife, Marie E. Ashburn, dated October 31, 1953 and filed for record in Book 2453, page 235, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as Lot 18 Pawnee Trail, Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 01/29/03 11:47 2pgs
Fees:13.00 Taxes:74.00
20030129-0012137

Witness our hands this 27th day of January, 2003.

Estate of Chas. U. Coggin, Jr.,

Estate of Chas. U. Coggin, Jr.

By: James R. Coggin, Executor

By: James R. Coggin, Executor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On 1/27/03, before me personally appeared 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 his free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of January, 2003.

Commission expires: October 25, 2003

Henry R. Allison, III Notary Public

