Davidson County DEEDWARR
Recvd: 03/17/03 16:21 2pgs
Fees:13.00 Taxes:558.70

20030317-0035492

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $151,000. 00.

James R. Coggin
Affiant

Subscribed and sworn to before me, this 5th day of March, 2003.

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

Judith C. Jacobs
Notary Public

My Commission Expires: 9/24/04

Address New Owner As Follows:
James R. Coggin
157 Harpeth Trace Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
148-03-D-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. CARTER, II,** unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES R. COGGIN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 157 on the revised plan of Harpeth Trace Highrise Condominium Apartments of record in Book 5050, page 47, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James M. Carter, II by deed from A. Brant Lipscomb, Jr. and spouse, Susan D. Lipscomb, of record in Book 8430, page 275, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, page 47, Register's Office for Davidson County, Tennessee.

3. Master Deed establishing a Horizontal Property Regime of Harpeth Trace Condominiums, of record in Book 5116, page 751, Register's Office for said County.

4. Declaration of Covenants and Restrictions for Harpeth Trace Homeowners Association of record in Book 5120, page 918, Register's Office for said County.

5. Easement of record in Book 4734, page 901, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station Site and Water Mains and Appurtenances of record in Book 5099, page 783, Register's Office for said County.

This is improved property known as 157 Harpeth Trace Drive, Nashville, Tennessee 37211.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of March, 2002.

James M. Carter, II

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES M. CARTER, II**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2003.

Notary Public

My Commission Expires: 1/27/07

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

188080.1