THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 10/27/03 15:46 2pgs
Fees:13.00 Taxes:422.91

20031027-0158150

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Casey W. Coggin 1106 Birdsall Street Old Hickory, TN 37138	Chase Manhattan Mortgage 3415 Vision Drive Columbus, OH 43219	44-15-390

FOR AND IN 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,

Kevin Koeper and wife, Sharon Koeper

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

Casey W. Coggin and wife, Kristi P. Coggin

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 Number 57, on the Plan of Village of Old Hickory, Section "B", of record in Plat Book 1424, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Koeper and wife, Sharon Koeper by Deed, dated July 31, 1996, of record in Book 10143, Page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1106 Birdsall Street Old Hickory, TN 37138

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.

WITNESS OUR HANDS THIS 21st day of October, 2003

Kevin Koeper

Sharon Koeper

STATE OF ALABAMA
COUNTY OF Shelby

Personally appeared before me, Kevin Koeper and wife, Sharon Koeper

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 21st day of October, 2003

Joy E White
Notary Public

JOY E. WHITE
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 8-6-2007

My Commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~114,800.00~~ 114,300.00 CWC

Craig W. Cragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of October, 2003

My Commission Expires: July 24, 2007

K. J. Shelton
Notary Public

K.J. SHELTON
NOTARY PUBLIC
AT LARGE
MY COMMISSION EXPIRES
7-24-07
SUMNER COUNTY, TN