Davidson County DEEDWARR
Recvd: 02/27/04 15:37 2pgs
Fees:13.00 Taxes:555.00
20040227-0022599

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

**ADDRESS NEW OWNER:**

Shelia C. Coggins
1202 Silverleaf Court
Nashville, TN 37221

**SEND TAX BILL:**

New Owner

**MORTGAGEE:**
N/A

**MAP AND PARCEL:**
Map 141-15-C
Parcel 8 CO

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Forrest McKleroy, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Shelia C. Coggins, married ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Rolling River Estate, Phase 8, of record in Plat Book 5800, page 148, Register's Office for said County.
>
> Being the same property conveyed to Joseph Forrest McKleroy and Ann M. Satterfield, by deed of record as Instrument Number 20011205-0134155 and 20010227-0017876, said Register's Office. The said Ann M. Satterfield has conveyed her interest in the subject property to Joseph Forrest McKleroy by Quitclaim Deed of record as Instrument Number 20040227-0022598, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1204 Silverleaf Court, Nashville, TN 37221, but with a mailing address of 1202 Silverleaf Court, Nashville, TN 37221.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of June, 2003.

Joseph Forrest McKleroy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joseph Forrest McKleroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of June, 2003.

Notary Public

My Commission Expires: 9-30-06

JEANNIE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

**AFFIANT**

Subscribed and sworn to before me
this 16th day of June, 2003.

**NOTARY PUBLIC**

My Commission Expires: _____

JEANNIE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 30, 2006