WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/04 12:23 2pgs
Fees:13.00 Taxes:643.80

20040510-0053046

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Shelia Coggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 2004

Traci Brooks
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TRACI BROOKS NOTARY PUBLIC SUMNER COUNTY, TN MY COMM. EXP. FEBRUARY 06, 2007

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy C. Coggins	OWNER	MAP 142
(NAME)	(NAME)	
7437 Harness Drive	1528 Eller Drive	GROUP 2
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, Tn 37221	PARCEL 248
(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, Mary Gail Phelps, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Roy Coggins and wife~~ Shelia Coggins

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 No. 276 on the Plan of the Cross Timbers, Section 5, Resubdivision of Lots 268-277, as of record in Book 4300, Page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Gail Phelps by final divorce decree from James T. Phelps of record in Instrument #20020131-0013828, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4408, Page 761, said Register's Office.

Subject to notes on plat of record in Book 4300, Page 90, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 7437 Harness Drive, Nashville, Tennessee 37221
(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.

Witness my hand this 30th day of April 2004

Mary Gail Phelps

Mary Gail Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Gail Phelps, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 30th day of April 2004.

Commission expires _____

Traci Brooks
Notary Public

TRACI BROOKS
MY COMM. EXP.
NOTARY
PUBLIC
FEBRUARY 08, 2008
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public