This Instrument Prepared By:
Wm. Carter Conway, Attorney
236 Public Square, Ste. 205
Franklin, TN 37064

New Owner:
Send Tax Bills To:
M/M Horace Wayne Coggins
1566 Lebanon Pike
Old Hickory, Tn. 37138
Map: 162-9A/Parcel: 58

Davidson County DEEDQC
Recvd: 06/02/04 16:23 2pgs
Fees:12.00 Taxes:0.00
20040602-0064877

DEED CREATING TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) and other good and valuable consideration, the receipt of which is hereby acknowledged;

I, the Grantor, NINA KAY COGGINS (formerly Rogers) have bargained and sold and do hereby transfer and convey unto the my husband, the Grantee, HORACE WAYNE COGGINS, the following land located in Davidson County, State of Tennessee, being further described as follows:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Town House No. 58, Building No. 9 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, said Register's Office to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Nina K. Rogers (now Coggins) by deed recorded as #20011206-01134413, and re-recorded as #20020327-0036970 Register's Office of Davidson County, Tennessee.
>
> It is the express intention of the Grantor, Nina Kay Coggins (formerly Rogers) to convey to her husband, Horace Wayne Coggins by this instrument to create an estate as tenants by the entirety in and to this portion of the Grantor's property previously held by her pursuant to TCA §66-1-109.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Horace Wayne Coggins, his heirs and assigns forever.

AND I COVENANT with the said Horace Wayne Coggins that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. By a life estate of my father and mother, Donald Kribbs and Harriett Kribbs for the remainder of their natural lives;

2. Subject to easements of record in Book 4842, Page 979 and Book 7469, Page 740; Easements and setback lines of record in Plat Book 4460, Page 133, said Register's Office;

3. The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-027-101, et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-

Laws for the administration thereof; to easements, rights and interest in favor of other unit owners, all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hickory Valley Condominium, Phase 2 Condominium of record in Book 4659, Page 32, as clarified in Book 4937, Page 429, et seq.; By-Laws of record in 4659, Page 39; Charter of record in Book 7980, Page 470, Registers Office for Davidson County, Tennessee.

This is known as improved property known as: 5510 Country Drive, #58, Nashville, Tennessee 37211.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Horace Wayne Coggins, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand on this the 21st day of May, 2004.

Nina Kay Coggins

Nina Kay Coggins (formerly Rogers)
Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named, Nina Kay Coggins, the bargainor and wife of Horace Wayne Coggins, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 21st day of May, 2004.

NOTARY PUBLIC

WILLIAM CARTER CONWAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Transfer tax on this transfer is exempt pursuant to TCA §66-1-109, creating an estate as tenants by the entirety.

Nina Kay Coggins
Affiant

SWORN to and subscribed before me on this the 21st day of May, 2004.

NOTARY PUBLIC

WILLIAM CARTER CONWAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires:
6/19/09