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
1560 Celebration Way
Nashville, Tenn. 37211
Map/Parcel:172-08-B-090 CO

Davidson County DEEDQC
Recvd: 06/02/04 16:24 2pgs
Fees:12.00 Taxes:0.00
20040602-0064879

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:

> Land in Davidson County, Tennessee, being Lot No. 90 of the Revised Final Plan of Bridle Downs, Phase One, a Planned Unit Development of record in Book 6900, Pages 791, 702 and 703, and Surveyor's Certificate of Correction of record in Book 8169, Page 240, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Nina Kay Rogers (now Coggins) by deed of record by Instrument #20011022-0114936, Register's Office of Davidson County, TN
>
> This is improved property located at: 1560 Celebration Way, Nashville, TN 37211.
>
> 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.
>
> This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

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.

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 26th 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 26th day of May, 2004.

NOTARY PUBLIC

My Commission Expires:
6/19/07

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 26th day of May, 2004.

NOTARY PUBLIC

My Commission Expires:

6/19/07