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 Cobblestone Way
Nashville, TN 37211
Map: 162.9-A/Parcel: 92

Davidson County DEEDQC
Recvd: 06/02/04 16:24 2pgs
Fees:12.00 Taxes:0.00
20040602-0064880

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

> Townhouse No. 92, Building No. 15, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase Two, as of record in Book 4460, Page 133, Register's Office of Davidson County, Tennessee, to which reference is here made.
>
> Being the same property conveyed to Wayne Coggins (one and the same as Horace Wayne Coggins and wife, Anita Coggins (now deceased) by deed of record in Instrument #200008230083503, said Register's Office. The said Anita Coggins is now deceased and Horace Wayne Coggins, as the sole surviving tenant by the entirety, is the owner in fee simple.
>
> This is improved property located at: 5510 Country Drive #92 Nashville Tenn.
>
> It is the express intention of the Grantor, Horace Wayne Coggins to convey to his wife, Nina Kay 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 Nina Kay Coggins, her heirs and assigns forever.

AND I COVENANT with the said Nina Kay 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 Nina Kay Coggins, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand on this the 26th day of May, 2004.

Horace Wayne Coggins
Horace Wayne Coggins
Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named, Horace Wayne Coggins, the bargainor and husband of Nina Kay Coggins, with whom I am personally acquainted and who acknowledged that he 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:
6/19/07

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.

Horace Wayne 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:
6/19/07