WARRANTY DEED

B-SR-04-7434

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Sheila C Coggins
Affiant

Subscribed and sworn to before me, this 27th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila C.Coggins	New Owner Sheila C Coggins (NAME)	
7434 Bridle Drive	1528 Eller Drive	142-2-193
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHLEEN C. KILGORE UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA C.COGGINS UNAMRRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 196 ON THE PLAN OF CROSS TIMBERS, SECTION 4 OF RECORD IN PLAT BOOK 4175, PAGE 54, REGISTER'S OFFICE FOR SAID COUNTY.□□SAID LOT NO. 196 FRONTS 85.0 FEET ON THE NORTHERLY MARGIN OF BRIDLE DRIVE AND EXTENDS BACK 169.78 FEET ON THE EASTERLY LINE AND 160.60 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 85.49 FEET THEREON.□□

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED TO KATHLEEN C. KILGORE (FORMERLY KNOWN AS KATHLEEN C. KILGORE-HART) FROM ERICK M. HART AS RECORDED ON THE 21ST DAY OF APRIL, 1999 IN BOOK 11441, PAGE 199 AND WARRANTY DEED TO ERICK M. HART AND SPOUSE, KATHLEEN C. KILGORE-HART FROM DAVID MAURICE BLUMEN AS RECORDED ON THE 28TH DAY OF FEBRUARY, 1997 IN BOOK 10363, PAGE 62, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7434 Bridle 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of October, 2004.

Kathleen C. Kilgore
Kathleen C. Kilgore

Davidson County DEEDWARR
Recvd: 11/03/04 09:32 2pgs
Fees:13.00 Taxes:555.00

20041103-0132240

STATE OF Tennessee
COUNTY OF Davidson

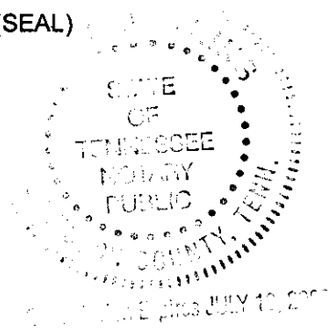
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen C. Kilgore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903