Davidson County DEEDWARR
Recvd: 12/20/04 15:38 2pgs
Fees:13.00 Taxes:462.50

20041220-0151246

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Roy Coggins	New Owner	Map 128-14
1528 Eller Drive		Parcel 167
Nashville, TN 37221		26b 12156

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roger K. Smith, Successor Conservator for Linda Kay Hooper a/k/a Kaye H. Hooper** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Roy Coggins, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the Plan of Stacy Square, Section 2, of record in Book 4175, page 30, said Register's Office.

Beginning at a point in the northerly margin of Sawyer Brown Road at the corner of Lots 62 and 63; thence with the line between said lots, northerly 120.6 feet to a corner of Lot 64; thence with the line between Lots 63 and 64, easterly 116.5 feet to the westerly margin of Stallion Drive; thence with the margin of the same, southerly 79.94 feet to the point of a curve; thence around said curve, southwesterly 39.27 fee to the northerly margin of Sawyer Brown Road; thence with the margin of the same, southerly 85 feet to the point of beginning.

Being the same property conveyed to James William Hooper and wife, Kaye H. Hooper of record in Book 4745, page 134, said Register's Office. The said James William Hooper having since died on January 4, 2004 leaving Kaye H. Hooper as the sole surviving tenant by the entirety. A Court Order has been filed with the Seventh Circuit Court Probate Division on 12/10/2004 to appoint Roger K. Smith, Successor Conservator for the Conservatorship of Linda Kaye Hooper a/k/a Kaye H. Hooper. The Seventh Circuit Court for Davidson County, Tennessee has authorized the sale of the above described real property pursuant to its order entered on December 10, 2004.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Plat Book 4175, page 30, said Register's Office.
3. Restrictions contained of record in Book 4265, page 777 and in Book 4378, page 833, said Register's Office.

This is improved property commonly known as 8021 Sawyer Brown Road, Nashville, TN 37221.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 17th **day of December, 2004.**

Notary Public

My commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, heir heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17 day of December, 2004.

Kaye H. Hooper a/k/a Linda Kaye Hooper
By: Roger Smith, Successor Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Roger Smith with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the successor conservator of the Conservatorship of Linda Kaye Hooper a/k/a Kaye H. Hooper and that he/she as such successor conservator executed the foregoing instrument for the purpose therein contained, by signing the name of the conservator by himself, as successor conservator.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of December, 2004.

Notary Public

My Commission Expires: 9-24-2005