FILE BOX 19B
05-02-031-DA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

D. Adcop
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of March, 2005.

Notary Public

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/08/05 15:21 2 pgs
Fees:13.00 Taxes:1061.90
20050308-0025761

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard E. Watters
4901 Traceway Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Countrywide Home Loans
4500 Park Granada
Calabasas, CA. 91302-1613

MAP-PARCEL NUMBERS:
155-16-0-0A-85.0000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Coggin and wife, Anna Coggin** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard E. Watters, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 165 on the plan of Traceside Section 3 as of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Coggin and wife, Anna Coggin by warranty deed from Mary A. Jenkins and James E. Jenkins , husband and wife, of record in Book 11612, Page 806, Register's Office for Davidson County, Tennessee, dated July 29, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9435, Page 493, Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee.

Charter HOA of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Easement to HOA of record in Book 10053, Page 235, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 9306, Page 275, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4901 Traceway Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 7th day of March, 2005.

Michael Coggin

Anna Coggin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Coggin and wife, and Anna Coggin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2005.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

12193-BW