JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires JULY 29, 2006

B-GWEN-05-432

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF April, 2005.

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
John M. Coggins	CTX Mortgage Company, LLC	
432 Lynn Drive	(NAME) 801 94th Avenue North	132-16-105
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) St. Petersburg, FL 33702	
(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 BENJAMIN S. SHEPHERD AND WIFE, SHELBY SHEPHERD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN M. COGGINS, 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(s) 840, as shown on the map entitled SECTION THIRTEEN, CALDWELL HALL, of record in Plat Book 3300, Page(s) 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelby A. Walker, an unmarried woman, and Benjamin S. Shepherd, an unmarried man by Warranty Deed from John W. Beyer and Stacey L. Beyer, recorded on the 30th day of June, 2004 in Instrument No. 20040630-0077403, in the Register's Office of Davidson County, Tennessee.

Shelby A. Walker is now known as Shelby Shepherd.

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

Davidson County DEEDWARR
Recvd: 04/12/05 15:09 2 pgs
Fees:13.00 Taxes:621.60
20050412-0040575

unimproved ( )
This is improved (X) property, known as 432 Lynn Drive, Nashville, Tennessee 37211
(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 1st day of April, 2005.

Benjamin S. Shepherd

Shelby Shepherd

STATE OF Tennessee
COUNTY OF Davidson

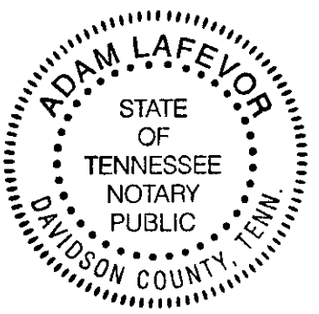
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin S. Shepherd and Shelby Shepherd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 1st day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903