Davidson County DEEDWARR
Recvd: 02/07/06 15:31 2 pgs
Fees:13.00 Taxes:492.10
20060207-0015339

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Anthony Robert Bernui
1110 Birdsall Street
Old Hickory, TN 37138

MORTGAGEE
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
44-15-0-392.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Casey Coggin and wife, Kristi Coggin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony Robert Bernui, married,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 59, Section B, Sec B Village of Old Hickory Subdivision, as shown by plat of record in Plat Book 1424, page 67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Casey Coggin and wife, Kristi Coggin by deed from Paula Huddleston, unmarried, of record in Instrument Number 20050901-0105220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2014, page 344; and easements, covenants, and conditions, as shown on the plan of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been agreed to by the parties and will by paid by the Grantee.

This is improved property known as **1110 Birdsall Street Old Hickory, TN 37138.**

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 we do covenant with the said Grantees 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 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 our hands this 31st day of January, 2006.

Casey Coggin

Kristi Coggin

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Casey Coggin and wife, Kristi Coggin, the bargainor(s) 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 purposes therein contained.

Witness my hand and official seal this 31st day of January, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$133,000.00.**

AFFIANT

Subscribed and sworn to before me this 31st day of January, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07