(2)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, TN 37027
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W & I Ref: Title No: 47890

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/16/06 12:42 3 pgs
Fees:18.00 Taxes:1139.23
20060616-0072058

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Carter Stacey Carter 8024 Poplarwood Road Nashville, Tennessee 37221	New Owner per ST

TAX MAP-PARCEL NUMBERS: 155030C00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$307,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derrick B. Coggin and spouse, Kimberly R. Coggin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Carter and spouse, Stacey Carter** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Poplar Wood, Section One of record in Book 9700, page 196, Register's Office for said County.

Said Lot No. 5 fronts 90.00 feet on the westerly margin of Poplarwood Road and extends back 122.40 feet on the northerly line and 115.00 feet on the southerly line to a dead line in the rear, measuring 79.42 feet thereon.

Being the same property conveyed to Derrick B. Coggin and wife, Kimberly R. Coggin by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Book 11185, page 881, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 196, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplarwood Road and a 15 foot electric easement located on the easterly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, amended in Book 10013, page 935, Book 10206, page 512, By-Laws of record in Book 11606, page 13, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Kimberly R. Coggin by Derrick B. Coggin as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 8024 Poplarwood Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2006 .

Derrick B. Coggin

Kimberly R. Coggin By: Derrick B. Coggin, Atty-in-Fact Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 9th day of June, 2006 , before me the undersigned authority, personally appeared as Derrick B. Coggin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $307,900.00

Affiant

Sworn and subscribed before me this 9th day of June, 2006

My Commission Expires: SANDRA S. TOMLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

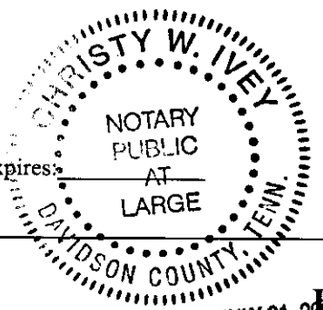
EXPIRES: FEBRUARY 19, 2007

Notary Public

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 , **Derrick B. Coggin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kimberly R. Coggin** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2006



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Derrick B. Coggin and spouse, Kimberly R. Coggin

TO: Michael Carter and spouse, Stacey Carter

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

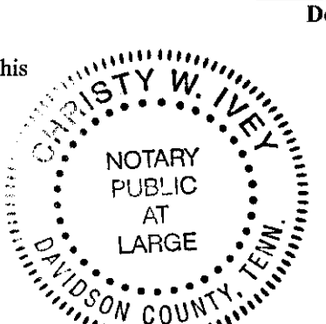
Derrick B. Coggin, Affiant

Sworn to and subscribed before me this

9th day of June, 2006

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007