WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 10:38 2 pgs
Fees:13.00 Taxes:259.00
20060919-0115798

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Tracey Coggin
Affiant

Subscribed and sworn to before me this 6 day of September, 2006

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tracey Coggin	SAME	041-00-0-185.00
2874 Old Hwy. 431		
Springfield, TN 37172		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Curtis Rogers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tracey Coggin and Lanny R. Coggin, Jr., wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described according to survey made by Steven D. Delle, dated May 24, 2004 as follows:

Beginning at a point on the western boundary line of Creek Trail Subdivision, of record in Plat Book 7900, page 261 and 262, in the Register's Office for said County, the same point being located at the western terminus of Meghana Drive, and located North 03 degrees, 11 minutes, 39 seconds East, and 148.8 feet from a concrete monument in the western boundary of said subdivision; thence South 03 degrees, 11 minutes, 39 seconds West 148.8 feet to said concrete monument, and continuing west boundary of said subdivision South 03 degrees, 10 minutes, 59 seconds West 547.34 feet to a corner of said subdivision; thence continuing along the Northern boundary of said subdivision North 83 degrees, 09 minutes, 29 seconds West 471.09 feet; thence North 89 degrees, 22 minutes, 06 seconds West 179.83 feet to a point ; thence North 85 degrees, 28 minutes, 20 seconds West along the northern boundary line of the land of Mount Zion Baptist Church, of record in Deed Book 11315, page 516, said Register's Office 185.69 feet to the southwest corner of this tract; thence leaving the line of Mount Zion Baptist Church, and severing the land of Sammy P. Kershaw, of record in Deed Book 9549, page 330, said Register's Office North 54 degrees, 27 minutes, 58 seconds East 1070.75 feet to the point of beginning, containing 6.56 acres.

Being the same property conveyed to Curtis Rogers, from Kevin Covington, unmarried, by deed on December 16, 2005, of record in Instrument Number 20051227-0153224, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 041-00-0-185.00.

This is improved property known as: **6 Meghanna Drive, Whites Creek, TN 37179**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2006.

Curtis K. Rogers
Curtis Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Curtis Rogers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 14, 2006

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY