Davidson County DEEDWARR
Recvd: 01/12/07 10:13 2 pgs
Fees:13.00 Taxes:345.95

20070112-0005135

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF January, 2007.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-RME-06-5805

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila C. Coggins	New Owner	
5805 A Leslie Avenue	(NAME)	91-10-145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 KENNETH L. GRAMMER AND WIFE, LADONNA GRAMMER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA C. COGGINS, Married, 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:

single

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 OF THE SUBDIVISION B.F. COCKRILL FARM, OF RECORD IN BOOK 332, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 40 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LESLIE AVENUE AND EXTENDS BACK SOUTHWARDLY, BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH L. GRAMMER, MARRIED AND WIFE, LADONNA GRAMMER BY WARRANTY DEED FROM HORACE U. HENLEY AND WIFE, BETTY HENLEY, RECORDED ON THE 2ND DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041102-0131971, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 332, Page(s) 41, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 5805 A Leslie Avenue, Nashville, Tennessee 37209
(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 4th day of January, 2007.

Kenneth L. Grammer

Ladonna Grammer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth L. Grammer and Ladonna Grammer, 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 purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903