Box8

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/08/07 10:24 2 pgs
Fees:13.00 Taxes:1026.75
20070608-0068807

ADDRESS NEW OWNER:
Benjamin J. Johnston
1501 Bellafonte Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP 155-16
GROUP A
PARCEL 327.00co

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 and sufficiency of which are hereby acknowledged, **Mark R. Coggin and wife, Amy H. Coggin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Benjamin J. Johnston and wife, Emily K. Johnston**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Traceside, Section 9, of record in Instrument No. 200001030000455, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark R. Coggin and Amy M. Hanks, both unmarried, as joint tenants with the right of survivorship and not as tenants in common, by deed from Centex Homes, a Nevada General Partnership of record in Instrument no. 200105040046449, Register's Office for Davidson County, Tennessee. The said Amy M. Hanks is now known as Amy H. Coggin.

This conveyance is subject to real property taxes for 2007 and subsequent years; The Plan, with Owner's Certificate, of Lot No. 4 on the Plan of Traceside, Section Nine, of record in Inst. No. 20000103-0000455, said Register's Office, to which plan reference is hereby made for a more complete description; Declaration of Covenants, Conditions, restrictions of record in Book 9435, page 493 and Book 9677, page 675, said Register's Office; By-Laws of record in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is **improved** property known as **1501 Bellafonte Court, 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **5th** day of **June, 2007.**

Mark R. Coggin

Amy H. Coggin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark R. Coggin and wife, Amy H. Coggin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of June, 2007.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $277,500.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of June, 2007.

NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010