BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#21388-2

The actual consideration or value, whichever is greater, for this transfer is **$198,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2008.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/06/08 08:40 2 pg:
Fees:13.00 Taxes:732.60

20080806-0080856

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CHARLES F. WESTERFIELD and ANDREA N. WESTERFIELD	**"NEW OWNERS"**	**Map 132-16-0 Parcel 105.00**
432 Lynn Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JOHN M. COGGINS, JR., an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES F. WESTERFIELD and ANDREA N. WESTERFIELD, husband and wife

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. 840 on the Plan of Caldwell Hall, Section Thirteen, as of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John M. Coggins, by Warranty Deed dated April 1, 2005, from Benjamin S. Shepherd and wife, Shelby Shepherd, of record in Instrument No. 20050412-0040575, Register's Office for Davidson County, Tennessee.

JOHN M. COGGINS, JR., BEING ONE AND THE SAME PERSON AS THE ABOVE REFERENCED JOHN M. COGGINS.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (_X_) unimproved (____) property, known as: **432 Lynn Drive, Nashville, TN 37211**.

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 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 my/our hand(s) this **1st** day of **August, 2008.**

JOHN M. COGGINS, JR.

STATE OF Kansas)

COUNTY OF Sedgwick)

Personally appeared before me, a Notary Public of said County and State, **JOHN M. COGGINS, JR.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wichita (City), Wichita KS (State), this **1st** day of **August, 2008.**

Notary Public

REGINA MALDONADO
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4/11/2011

My Commission Expires: _____