WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Joanne Rosy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2009.

Joseph V. Ferrelli
Notary Public

MY COMMISSION EXPIRES: 7/10/12
(AFFIX SEAL)

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090066815 DEEDWARR
Recvd: 10/01/09 11:57 2 pgs
Fees:13.00 Taxes:832.50
20091001-0091166

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Ste. 330, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Eric Gayden Wachtler	PEOPLE HOME EQUITY, INC	082-16-0-185.00
(NAME)	(NAME)	
907 Fatherland Street	213 WARD CIRCLE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ellis O. Coggin and wife, Sharon L. Coggin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Eric Gayden Wachtler and Rachel Catherine Wachtler, married, 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(s) No. 88, as shown on the map entitled Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, Chancery Court Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELLIS O. COGGIN, UNMARRIED, by deed from TIMOTHY R. HENEGAR AND WIFE, A. MICH'L HENEGAR, of record in Book 10138, page 515, dated July 29, 1996, said Register's Office. Being further conveyed to ELLIS O. COGGIN AND WIFE, SHARON L. COGGIN, by Quitclaim Deed from ELLIS O. COGGIN, of record as Instrument No. 20050427-0046676, dated April 22, 2005, said Register's Office.

This conveyance is subject to: 2009 taxes, a lien, but not yet due and payable; and all matters appearing on the plan of record in Plan Book 1, page 13, said Register's Office.

This is improved X property, known as 907 Fatherland Street, Nashville, TN 37206
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 30th day of September, 2009.

Ellis O. Coggin

Sharon L. Coggin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellis O. Coggin and wife, Sharon L. Coggin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ofa, this 30th day of Septbr, 2009.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/20/10