WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-VRE-09-916

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. O. Coggin	new owner (NAME)	
916 Berwick Trail (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	052-07-0-053.00

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, I/we CHARLES B. HEMMER AND M. JEAN HEMMER, TRUSTEES OF THE HEMMER FAMILY TRUST, DATED JUNE 21, 1995 , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELLIS O. COGGIN AND WIFE, SHARON L. COGGIN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 17, PART V, MADISON HEIGHTS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 5, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO THE HEMMER FAMILY TRUST, M. JEAN HEMMER, TRUSTEE AND CHARLES B. HEMMER, TRUSTEE BY WARRANTY DEED FROM STEPHEN M. KILGORE, UNMARRIED, RECORDED ON THE 2ND DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060802-0093979, 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 OF RECORD IN BOOK 2330, PAGE 5; BOOK 4601, PAGE 861; AND BOOK 7211, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 916 Berwick Trail, Madison, Tennessee 37115
(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.

BILL GARRETT, Davidson County
Trans:T20090067587 DEEDWARR
Recvd: 10/05/09 09:24 2 pgs
Fees:13.00 Taxes:1054.50
20091005-0092116

Witness my/our hand(s) this 30th day of September, 2009.

The Hemmer Family Trust

BY Charles B. Hemmer, Trustee
Charles B. Hemmer, Trustee

M. Jean Hemmer, Trustee
M. Jean Hemmer, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2009, before me personally appeared Charles B. Hemmer and M. Jean Hemmer, Trustee of The Hemmer Family Trust, dated June 21, 1995, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 30th day of September, 2009.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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