RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Tracey Coggin and Lanny R. Coggin, Jr.

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:

WILSON & ASSOCIATES, P.L.L.C.
5050 Poplar Avenue, Suite 115
Memphis, TN 38157
(901) 578-9914

BILL GARRETT, Davidson County
Trans:T20110049766 DEEDWARR
Recvd: 08/15/11 10:13 2 pgs
Fees:12.00 Taxes:0.00
20110815-0062657

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Tracey Coggin and Lanny R. Coggin, Jr. ("Grantors"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Federal National Mortgage Association ("Grantee"), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Beginning at a point on the western boundary line of Creek Trail Subdivision, of record in Plat Book 7900, page 261 and 262, in the Registers Office for said County, the same point being located at the western terminus of Meghana Drive, and located North 03 degrees 11 minutes 39 seconds East, and 148.8 feet from a concrete monument in the western boundary of said subdivision; thence South 03 degrees 11 minutes 39 seconds West 148.8 feet to said concrete monument, and continuing west boundary of said subdivision South 03 degrees 10 minutes 59 seconds West 547.34 feet to a corner of said subdivision; thence continuing along the Northern boundary of said subdivision North 83 degrees 09 minutes 29 seconds West 471.09 feet; thence North 89 degrees 22 minutes 06 seconds West 179.83 feet to a point; thence North 85 degrees 28 minutes 20 seconds West along the northern boundary line of the land of Mount Zion Baptist Church, of record in Deed Book 11315, page 516, said Register's Office 185.69 feet to the Southwest corner of this tract; thence leaving the line of Mount Zion Baptist Church, and severing the land of Sammy P. Kershaw, of record in Deed Book 9549, page 330, said Register's Office North 54 degrees 27 minutes, 58 seconds East 1070.75 feet to the point of beginning, containing 6.56 acres.

Being the same premises conveyed to the mortgagors herein by deed from Curtis Rogers, of record as Instrument No. 20060919-0115798 and corrected by Affidavit of Scrivener's Error of record as Instrument No. 20070330-0038327, dated September 14, 2006, said Register's Office.

This is intended to be a first lien on the within described premises.

More commonly known as: 131 Meghana Drive, Whites Creek, Tennessee 37189.

Tax Parcel No.: 041 000 185.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And we, Tracey Coggin and Lanny R. Coggin, Jr., hereby covenant with the said Grantee that we will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 18 day of July, 2011.

Tracey Coggin
Tracey Coggin

Lanny R. Coggin, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Tracey L. Coggin and Lanny Ross Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville this 18 day of July, 2011.

SHANE MERRILL-FACIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/03/15

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,238.90, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracey Coggin

Tracey Coggin

Lanny R. Coggin, Jr.

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Tracey L. Coggin and Lanny Ross Coggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Nashville this 18 day of July, 2011.

SHANE MERRILL-FACIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/03/15

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Wells Fargo Bank, N.A.
3476 Stateview
Fort Mill, SC 29715
ATTENTION: AnnMarie Morrison