MAIL TO: RANDOLPH CO. REALTORS, 2211 Crestmore Rd. Nashville, Tennessee 37215

PREPARED BY: M. Glenn Gaston, Jr., Attorney, 3300 Hillsboro Rd. Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Oxford Properties

TO

Frederick A. Copeland Jr and wife,
Lou A. Copeland

For draftsman's use

BOOK 4777 PAGE 117

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick A. Copeland, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	24W.9610
2614 Sunset Pl. (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

C3691 F

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 2 10 28 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS

$ 26,850.00 Frederick A. Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Dec 1973

Notary Public

MY COMMISSION EXPIRES: 4-27-1977

(AFFIX SEAL)

For and in Consideration of the sum of TEN and NO/100----------($10.00)-------

---DOLLARS

Cash in hand paid by Frederick A. Copeland Jr., and wife, Lou A. Copeland, receipt of which is hereby acknowledged and assuming the unpaid balance of a note in the original amount of $17,600.00 dated October 30, 1972, as of record in Book 4650, page 825, Registerꞌs Office of Davidson County, Tennessee.

Therefore, we, Oxford Properties , George G. Keith III and Roy M. Cos Jr. have bargained and sold, and by these presents do transfer and convey unto the said

Frederick A. Copeland, Jr., and wife, Lou A. Copeland

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 the west one-half of Lot No. 39 on the Map of Sunset Park as of record in Book 332, page 132.

SAID, part of said lot fronts 50 feet on the north side of Sunset Park, formerly Turner Avenue or "B" Street, and runs back between parallel lines, 160.5 feet to a dead line.

BEING the same property conveyed to Oxford Properties, by deed from Katheryn C. Culbertson, as of record in Book 4650, page 823, Registerꞌs Office for said County.

WD-2

This is { unimproved / improved } property, known as 2614 Sunset Pl., Nashville, Tennessee
(House Number) (Street) P. O. Address; (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frederick A. Copeland, Jr. and wife, Lou A. Copeland their heirs and assigns, forever.

And we do covenant with the said Frederick A. Copeland, Jr. and wife, Lou A. Copeland 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.

And we, Oxford Properties do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frederick A. Copeland, Jr. and wife, Lou A. Copeland heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of December, 1973

Oxford Properties
By: George D. [illegible]
Ray M. Cole Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Oxford Properties

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1973

Ruth Randolph, Notary Public.

Commission expires 4-27-1977

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared JAN-2- CONV 26,850.00 A* 69.68, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be ..... of the JAN-2- STAX A* .50 JAN-2- PCEEE A* 4.00 * 74.18, the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....