WARRANTY DEED

Putnam Printing Co., Cookeville, Tenn.

This instrument was prepared by DONALD G. DICKERSON, Atty., Cookeville, TN 38501

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

117-2
25.1
PW

I, Ottis C. Cooper, Jr., a single man, expressly retaining a life estate,

_____ have this day bargained and sold, and by these presents do transfer and convey unto

Daniel A. Copeland and wife, Clemma Copeland, their the remainder interest in and to heirs and assigns/a certain tract

or parcel of land located in _____, the _____ Civil District of Davidson, County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sharondale Subdivision of record in Book 3500, page 127, Register's Office for Davidson County, Tennessee.

Said lot No. 3 fronts 114.9 feet on the southwesterly side of Woodlawn Drive and runs back 162.31 feet on the southwesterly line and 171.78 feet on the northeasterly line to a dead line in the rear on which it measures 102.81 feet.

Being part of the same property conveyed to R. C. Adams by deed from Jim Fitts and wife, Sammye Phillips Fitts, of record in Book 3860, page 481, Register's Office for Davidson County, Tennessee.

There is included in the above description but excluded from this conveyance the following tracts of land which have been heretofore deeded to the State of Tennessee Department of Highways, the first tract of land has been deeded in fee simple and the second tract of land is a temporary construction easement parcel which shall revert to the above fee upon completion of the interstate highway route I-440.

(1). Acquisition Parcel:
Commencing at a point, said point being at the intersection of the northeast dedicated right of way line of Sharondale Drive and the southeast dedicated right-

Send tax bills to: Mr. & Mrs. David A. Copeland
2504 Sharondale Drive
Nashville, TN 37215

of-way line of Sharondale Drive and the southeast dedicated right-of-way of Woodlawn Drive; thence with the southeast dedicated right-of-way line of Woodlawn Drive N 50 degrees 30' E for 178.5 feet to a point of beginning; thence continuing with the southeast dedicated right-of-way line of Woodlawn Drive N 44 degrees 06' E for 114.9 feet to a point; thence S 37 degrees 30' E for 8.0 feet to a point in the south proposed right-of-way line of Interstate Route 440; thence with the south proposed right-of-way line of Interstate Route 440 S 48 degrees 00' W for 112.6 feet to a point; thence N 41 degrees 15' W for 1.0 feet back to the point of beginning.

Containing 510 Square Feet.

(2). Temporary Easement Parcel:

Being a temporary easement parcel for properly constructing the slopes of the highway, and more particularly described as follows:

Commencing at a point, said point being at the intersection of the northeast dedicated right-of-way line of Sharondale Drive and the southeast dedicated right-of-way line of Woodlawn Drive; thence with the southeast dedicated right-of-way line of Woodlawn Drive N 50 degrees 30' E for 178.5 feet to a point; thence S 41 degrees 15' E for 1.0 foot to a point of beginning in the south proposed right-of-way line of INterstate Route 440; thence with the south proposed right-of-way line of Interstate Route 440 N 48 degrees 00' E for 112.6 feet to a point; thence S 37 degrees E for 22.0 feet to a point; thence S 53 degrees 06' W for 112.0 feet to a point; thence N 41 degrees 15' W for 12.0 feet back to the point of beginning.

Containing 1,909 Square Feet.

The previous and last conveyance being a Deed to Ottis C. Cooper, Jr.

from Richard B. Cooper and wife, Helen P. Cooper

Registered in Register's Office of Davidson County, Tennessee, in Vol. _____ Page _____

remainder interest in and to the

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, titles, and interest thereto belonging, to the said Daniel A. Copeland and wife, Clemma Copeland, their heirs and assigns, forever. And I do covenant with the said Daniel A. Copeland and wife, Clemma Copeland that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered.

And I do further convenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said Daniel A. Copeland and wife, Clemma Copeland, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand, this 12 day of July, 1974

Witness:

(Illegible)

Peggy Ward

Ottis C. Cooper, Jr.

Acknowledgment Before Notary Public.

State of Tennessee, County of Davidson

Personally appeared before me, Freddie N. Haglewood, a Notary Public in and for said County and State aforesaid, the within named OTTIS C. COOPER, JR. & Wife, Mable A. & Emma R. Copeland

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

Witness my hand and official seal, at Nashville, Tennessee,

This 12 day of July, 1974

My Commission Expires Feb 8, 1979 Freddie N. Haglewood, Notary Public

HAZLE WOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Acknowledgment Before Notary Public.

State of _____, County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, the within named _____

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

Witness my hand and official seal, at _____

This _____ day of _____, 19____

My Commission Expires _____, 19____ _____, Notary Public

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

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19_____

_____
Notary Public or Register

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in Note Book_____, Page_____

At_____ O'clock_____M_____, 19 _____ and recorded in _____

Book _____, Series _____ Page_____.

State Tax Paid $_____ Fee_____ Recording Fee_____ Total $_____

Witness my hand.

Receipt No._____

_____
Register

BOOK 4867 PAGE 383

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $4500.00. Affiant [signature]

Subscribed and sworn to before me this 11th day of Nov. 1974

Deputy Register [signature]

WARRANTY DEED

FROM

OTIS C. COOPER, JR.

TO

DANIEL A. COPELAND and wife,

CLEMMA COPELAND

C 7 7 7 8 3

IDENTIF. REFERENCE

Nov 11 3 22 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

(Putnam Printing Co., Cookeville, Tenn.)

NOV 11 74	CONV	*4,500.00			
NOV 11 74	S'TAX		A*	11.70	
NOV 11 74	PR'FEE		A*	.50	
NOV 11 74	W'DEED		A*	8.00	* 20.20