BOOK 4944 PAGE 586

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Gary D Copas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 1975.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary D. Copas (NAME)	Mortgage Associates, Inc. (NAME)	1 ID 37405
826 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 42-9
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 1

FOR AND IN 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, NORDEAN S. COPAS and wife, EDITH M. COPAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY D. COPAS, unmarried

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 part of Lots Nos. 1 and 2 on the plan of Bonnie Brae Subdivision, Section 1, of record in Plan Book 2330, page 1, Register's Office for said County, and described according to a survey by John Kohl, surveyor, dated July 23, 1975, revised August 20, 1975, as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, as widened, said point being the northeast corner of the parcel of land conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 4855, page 5, said Register's Office, and being the southeast corner of the land herein described; thence northeastwardly 299.4 feet to a point, said point being located 11.5 feet west of the common rear corner of Lots No. 1 and 2 on the above referenced plan; thence westwardly, 189.4 feet to a point; thence southwardly 318.5 feet to the northwest corner of the parcel conveyed to Metropolitan Government of Nashville in the above referenced deed; thence, eastwardly 104.0 feet to the point of beginning.

BEING the same property conveyed to Nordean S. Copas and wife, Edith M. Copas by deed from Vaden Lackey, Jr., Trustee with full power, of record in Book 4533, page 669, Register's Office for Davidson County, Tennessee.

This is { } unimproved { X } improved property, known as 826 Old Hickory Blvd, 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 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 our hands this 21st day of August, 1975

Nordean S. Copas

Edith M. Copas

STATE OF TENNESSEE
Davidson County

BOOK 4944 PAGE 587

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORDEAN S. COPAS and wife, EDITH M. COPAS

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 21st day of August 1975

Commission expires 5-1-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM NORDEAN S. COPAS ET UX

TO GARY D. COPAS, unmarried

D 12497

IDENTIF. REFERENCE

AUG 22 3 22 PM '75

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 22 75	CONV	22,000.00			
AUG 22 75	S'TAX		A*	57.20	
AUG 22 75	PR'FEE		A*	.50	
AUG 22 75	W'DEED		A*	4.00	* 61.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING