THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

BOOK 4993 PAGE 168

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. COPELAND et ux	FIRST AND MID-SOUTH MORTGAGE CO.	149 5 62
(NAME) 4820 Jason Drive	(NAME) P.O. Box 2568	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN and NO/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by JAMES H. COPELAND and wife, GERALDINE M. COPELAND and other good and valuable considerations, receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said
JAMES H. COPELAND and wife, GERALDINE M. COPELAND
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Barclay Square Section 3, as of record in Book 4675, page 154, Register's Office for said County.

Said Lot No. 171 fronts 50.00 feet on the northerly side of Jason Drive and runs back 138.41 feet on the easterly line and 139.71 feet on the broken westerly line to a rear line on which measures 65.00 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to an owner's certificate, a 30 foot minimum building setback line from Jason Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 28,050.00
Subscribed and sworn to before me, this the 30th day of January 19 76
Affiant JAMES H. COPELAND
My commission expires: April 8, 1978 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 4820 Jason Drive, (House Number) Antioch, (Street) TN 37013 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
JAMES H. COPELAND and wife, GERALDINE M. COPELAND,
their *(successors),*
heirs and assigns forever. I *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES H. COPELAND and wife, GERALDINE M. COPELAND, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness My *hand this* 30th *day of* January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

BY: LUNSFORD M. HOLLINS, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared bef[illegible], a Notary Public in and for said County and State,

the within named 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 Tennessee, this day of, 19

Notary Public

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* Randall Phillips Builders, Inc. *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee
this 30th *day of* January, *19*76

Notary Public

Commission expires April 8, 1978

JAN30'76 CONV 28,050.00
JAN30'76 S'TAX B* 72.80
JAN30'76 PR'FEE B* .50
JAN30'76 W'DEED B* 4.00 * 77.30

WARRANTY DEED

FROM

TO

D 34326

IDENTIF. REFERENCE

JAN 30 3 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238