1011 02/02 16.33- CASH

WARRANTY DEED

BOOK 5391 PAGE 944

This deed prepared by:

Mose J. Davie, Attorney
1026 4th Ave. No.
Nashville, Tennessee 37219

MAP AND PARCEL NO. 32-9-173
1W-13125

For and in consideration of the sum of Two Thousand Dollars ($2,000.00) cash in hand paid to us, the receipt of which is hereby acknowledged, and for the Grantee assuming an unpaid indebtedness owed to Louis R. Linx, Trustee, for the First Federal Savings and Loan Association of Nashville in the amount of One Thousand, Eight Hundred Dollars ($1,800.00) and for other good and valuable considerations.

We, Finis C. Taylor and wife, Rosie A. Taylor, have bargained and sold and by these presents do transfer and convey unto Robert F. Copeland and wife, Annie Elizabeth Copeland, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being a part of Lot No. 55 on the Map of D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, Pages 606 to 609, Register's Office for said County, described as follows:
>
> Beginning at a point on the western margin of Fourth Avenue North (formerly Cherry Street) 235 1/2 feet north of the intersection of Fourth Avenue and Monroe Street; thence northwardly along said Fourth Avenue 40 feet to a point within 10 feet of the northeast corner of said lot No. 55; thence at right angles westwardly and parallel with and 10 feet southwardly from the dividing line between Lots 55 and 56 of said plan, 185 feet, more or less, to an alley; thence southwardly with said alley 40 feet to a point; thence eastwardly at right angles 185 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Finis C. Taylor and wife, Rosie A. Taylor, by installment deed from Dan Leech and wife, Mable G. Leech, as of record in Book 3181, Page 446, Register's Office for Davidson County, Tennessee.
>
> The land is improved and known as 1313 4th Avenue North, Nashville, Tennessee. Send all tax statements to Robert F. Copeland, et ux, at 2602 Sandy Drive, Nashville, Tennessee 37216.

Buyer + Jay Bills
Robert F. Copeland et ux
2602 Sandy Dr. Nash. Tenn 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Robert F. Copeland and wife, Annie Elizabeth Copeland.

And, we do covenant with the said Robert F. Copeland and wife, Annie Elizabeth Copeland, that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered except as above set forth.

And we, Finis C. Taylor and wife, Rosie A. Taylor, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to Robert F. Copeland and wife, Annie Elizabeth Copeland against the claims of all persons whomsoever.

WITNESS OUR HANDS, on this the 2nd day of February, 1979.

Finis C. Taylor
Finis C. Taylor

Rosie A. Taylor
Rosie A. Taylor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mose J. Davie, a Notary Public in and for said county and state, the within named Finis C. Taylor and wife, Rosie A. Taylor, the bargainors 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 2nd day of February, 1979.

Notary Public

My commission expires 11/3/80.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3,800.00.

Robert F. Copeland
Affiant

Sworn to and subscribed before me this 2nd day of February, 1979.

Deputy Register

F. I. 2 5 8 5

IDENTIF. REFERENCE

FEB 2 12 23 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.