BOOK 6495 PAGE 310

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$59,000.00 Frederick A. Copeland Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 85.

Notary Public

MY COMMISSION EXPIRES: 2/15/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREDERICK A. COPELAND, JR.	SAME	104-15-108
2614 ~~2601~~ Sunset Place (NAME / STREET ADDRESS OR ROUTE NUMBER)	(NAME / STREET ADDRESS)	24W 9810
Nashville, TN 37212 (CITY STATE P. O. ZIP)	(CITY STATE ZIP)	

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, TOM H. WALLER, married, and WILLIAM HOWARD WALLER, unmarried, Devisees of the Estate of Maude Saree Lucas Waller, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FREDERICK A. COPELAND, JR. and wife, LOU A. COPELAND,

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 the easterly one-half of Lot No. 21 on the Map of SUNSET PARK, of record in Book 332, Page 132, Register's Office for said Count, to which instrument reference is hereby made for a more particular description of said Lot.

BEING the same property conveyed to Howard N. Waller and wife, Maude L. Waller, who was one in the same person as Maude Saree Lucas Waller, by deed from Sara Gill Squires and husband, Holm B. Squires, of record in Book 1236, Page 468, Register's Ofice for Davidson County, Tennessee; the said Howard N. Waller died in Davidson County, Tennesse, in the year 1960, and the said Maude L. Waller died in Davidson County, Tennessee, in the year 1984; and being the same property conveyed to Tom H. Waller (two-thirds) and William Howard Waller (one-third) by devise in accordance with the Last Will and Testament of Maude Saree Lucas Waller of record in Will Book 148, Page 200, Register's Office for Davidson County, Tennessee.

LORENE B. WALLER, spouse of Tom H. Waller, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and/or homestead rights, unto the Grantees.

THIS conveyance is subject to all restrictions and easements of record.

I 83962
IDENTIF. REFERENCE
FEB 20 8 45 AM '85
DAVIDSON COUNTY, TN

02/20 159.00- CHECK

This is ( ) unimproved (XX) improved property, known as 2601 Sunset Place, Nashville, TN 37212
(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 11th day of FEBRUARY, 19 85

TOM H. WALLER: Tom H. Waller LORENE B. WALLER: Lorene B. Waller

WILLIAM HOWARD WALLER: William Howard Waller

228

A-101

STATE OF TENNESSEE
~~Davidson~~ County
SUMNER

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named TOM H. WALLER and wife, LORENE B. WALLER, and ~~WILLIAM HOWARD WALLER, unmarried~~,

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 Hendersonville, Tennessee, this 11th day of February, 1985.

Commission expires 2/11/87

W. K. Georgas, Jr.
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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
TOM H. WALLER and WILLIAM HOWARD WALLER
Devisees of the Estate of Maude Saree Lucas Waller, deceased

TO
FREDERICK A. COPELAND, JR. et ux

REGISTER, PLEASE RETURN TO:
W. K. Georgas, Jr.
P. O. Box 1733
Hendersonville, TN 37077-1733

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Nancy Speakman, a Notary Public in and for said County and State, the within named William Howard Waller, the bargainor(s), with whom I am personally aquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tenn., this 11 day of February, 1985.

My Commission Expires: 7-13-86

Nancy Speakman
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6495 PAGE 312

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59000.CO- CAMT.
163.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.90-
2228A02/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 83962

IDENTIF. T. REFERENCE

FEB 20 8 45 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 109588