BOOK 6592 PAGE 949

WARRANTY DEED

FROM: KENNETH D. COPE, JULIA COPE FLOYD AND CLAIRE COPE NEGLEY

TO: GEORGE W. LAYMAN AND PATRICIA LAYMAN

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
GEORGE W. LAYMAN AND		MAP 91-14
PATRICIA LAYMAN	SAME	PARCEL 254
5515 CHARLOTTE AVE.		FIELD BOOK NO. _____
NASHVILLE, TN 37209		

THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., White & Reasor
3305 West End Avenue, Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

George W. Layman
AFFIANT

Subscribed and sworn to before me, this 27 day of June, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/85

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty Thousand and No/100 ($140,000.00) Dollars, the receipt of which is hereby acknowledged, Kenneth D. Cope, Julia Cope Floyd, and Claire Cope Negley, being hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto George W. Layman and wife, Patricia Layman, as tenants by the entirety, hereinafter called "Grantees", their heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Plat of Cope Commercial Area, as of record in Book 6250, Page 499, in the Register's Office for Davidson County, Tennessee, being a re-subdivision of part of Lot No. 15 on the Plan of the C.C. Vernon Farm, of record in Book 161, Page 164, said Register's Office, also being part of an unnumbered lot on the Plan of W.A. Hinton's Subdivision of record in Book 332, Page 113, said Register's Office.

06/27 392.50- CHECK

2530

SAID Lot is more particularly described on Exhibit "A", which is attached hereto and incorporated herein by reference.

BEING a portion of the same property conveyed to D.C. Cope and wife, Minnie C. Cope by deed of record in Book 1151, Page 295, said Register's Office, the said D.C. Cope and Minnie C. Cope having since died, and by Will of Minnie C. Cope, of record in Will Book 89, Page 183, said Register's Office, said property having been devised to John D. Cope and Claire Belle Cope, a one-half undivided interest each, the said John D. Cope having since died and having devised his one-half undivided interest to his wife, Mamie L. Cope by Will of record in Will Book 19, Page 399, Register's Office for Sumner County, Tennessee, the said Mamie L. Cope having since died, and by her Will, a copy of which is of record in Book 6423, Page 16, Register's Office for Davidson County, Tennessee, devised her interest in said property to John David Cope, Jr., Ronald Edward Cope, Julia Katherine Cope Floyd, and Kenneth Dewayne Cope. By instrument of record in Book 6423, Page 22, said Register's Office, Ronald E. Cope and wife, Delia L. Cope, conveyed his undivided interest in the property to Kenneth D. Cope, Julia Cope Floyd, and John Daniel Cope, Jr. By instrument of record in Book 6592, Page 939, said Register's Office, John Daniel Cope, Jr. conveyed his interest in said property to Kenneth D. Cope.

This is unimproved property, known as 5515-5517 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantees, their heirs, personal representatives, successors and assigns, forever. Grantors covenant that they 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, except:

1. Taxes for the year 1985, which have been prorated and assumed by the Grantee.

2. Road Maintenance Declaration, dated June 3, 1985, recorded in Book 6573, Page 683, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of Cope Commercial Area, of record in Book 6250, Page 499, said Register's Office, including, without limitation, those matters set forth on Exhibit "A".

4. All rights, title, and interest of Mert L. Sloan, Tenant under that certain Lease dated December 15, 1975, between Mrs. Mamie Cope and Mrs. Carl L. Negley as Landlord, and Mert L. Sloan as Tenant, as thereafter amended.

5. Other easements and restrictions of record.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Betty C. Cope, spouse of Kenneth D. Cope, and James Otto Floyd, spouse of Julia Katherine Cope Floyd join in this Deed of the purpose of conveying their respective interests in the property by virtue of marriage, if any. Claire Belle Cope, now Claire Cope Negley, is unmarried.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 27 day of June, 1985.

GRANTORS

Kenneth D. Cope by Julia Cope Floyd attorney-in-fact
KENNETH D. COPE

Betty C. Cope by Julia Cope Floyd attorney-in-fact
BETTY C. COPE

Julia Cope Floyd
JULIA COPE FLOYD, one in the same as Julia Katherine Cope

James Otto Floyd
JAMES OTTO FLOYD

Claire Cope Negley by Julia Cope Floyd attorney-in-fact
CLAIRE COPE NEGLEY, one in the same as Claire Belle Cope, now unmarried

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 27 day of June, 1985, before me, a Notary Public, personally appeared Julia Cope Floyd, to me known to be the person who executed the foregoing instrument in behalf of Kenneth D. Cope, and acknowledged that she executed the same as the free act and deed of said Kenneth D. Cope.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 27 day of June, 1985, before me, a Notary Public, personally appeared Julia Cope Floyd, to me known to be the person who executed the foregoing instrument in behalf of Betty C. Cope, and acknowledged that she executed the same as the free act and deed of said Betty C. Cope.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Jon E. Hastings, a Notary Public in and for said County and State, Julia Cope Floyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of June, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Jon E Hastings, a Notary Public in and for said County and State, James Otto Floyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of June, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/6/85

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 27 day of June, 1985, before me, a Notary Public, personally appeared Julia Cope Floyd, to me known to be the person who executed the foregoing instrument in behalf of Claire Cope Negley, and acknowledged that she executed the same as the free act and deed of said Claire Cope Negley.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/4/85

EXHIBIT "A"

BOOK 6592 PAGE 954

LOT NO. 1
COPE COMMERCIAL AREA

Being a parcel of land in Nashville, the First Civil District, Twenty-fourth Councilmanic District, Davidson County, Tennessee, located on the southerly margin of Charlotte Pike between Orlando Avenue and Richland Creek, being Lot No. 1 shown on the plan of Cope Commercial Area of record in Book 6250, Page 499, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Charlotte Pike, said point being N 69° 44' E, 162.51 feet from the easterly margin of Orlando Avenue, said point also being the northeast corner to the Lot conveyed to C. Turney Stevens, of record in Book 5101, Page 235, R.O.D.C.;

THENCE, with said margin of Charlotte Pike N 69° 44' E, 74.30 feet to an iron pin;

THENCE, leaving said margin with the centerline of a 25-foot ingress and egress easement being 74.30 feet distant from and parallel to the easterly boundary to said Stevens' Lot and a 12-foot Alley, S 20° 11' E, 279.00 feet to an iron pin in the northerly boundary to Lloyd L. Holden, of record in Book 6094, Page 924, R.O.D.C.;

THENCE, with Holden's Line being parallel to said Charlotte Pike, S 69° 44' W, 74.30 feet to an iron pin in the easterly margin of Alley;

THENCE, with said Alley and Stevens' Line, N 20° 11' W, 279.00 feet to the southerly margin of Charlotte Pike, the point of beginning.

Containing 20,730 square feet, or 0.48 acre.

The above-described parcel is subject to the following:

1. Twelve and one-half foot ingress and egress easement adjacent to and parallel to the easterly boundary,

2. Agreement for maintenance, upkeep and repairs of private drive (ingress and egress easement) of record in Book 6573, Page 683, R.O.D.C.,

3. Seven-foot easement for future widening of Charlotte Pike, adjacent to and parallel to said Charlotte Pike, of record in Book 6250, Page 37, R.O.D.C., and shown on said plan of Cope Commercial Area,

4. Portions of a 25-foot wide Nashville Electric Service easement crossing the southeast corner, shown on said plan of Cope Commercial Area,

5. Twenty-foot wide sanitary sewer easement crossing near the rear line shown on said plan of Cope Commercial Area,

6. Ten-foot wide drainage easement running diagonally across the easterly boundary, shown on said plan of Cope Commercial Area,

7. Drainage easement running diagonally across the rear of the property, holding the southwest corner to a point approximately 32 feet north of the southeast corner, shown on said plan of Cope Commercial Area,

1650 8
IDENTIF. REFERENCE
JUN 27 12 49 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6592 PAGE 955

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
18.00 WDEED
CHECK 382.50-
2530A06/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 6. 5. 0 8

IDENTIF. REFERENCE

JUN 27 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148854