BOOK 6769 PAGE 227 FORM NO. WD-1

Box 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,900.00

Tillman D. Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: 4-28-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Tillman D. Copeland (NAME) | Covenant Mortgage Corporation (NAME) | 2DU/23225 |
| 864 Oakwood Terrace Drive (STREET ADDRESS OR ROUTE NUMBER) | 101 Winners Circle, Suite 212 (STREET ADDRESS) | 148-8 |
| Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP) | Brentwood, TN. 37027 (CITY) (STATE) (ZIP) | 47 |

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, Richard L. Cook and Larry E. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tillman D. Copeland and wife, Gloria A. Copeland, as tenants by the the entirety

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:

BEING Lot No. 53 on the Plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 & 55, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Richard L. Cook and Larry E. Cook by Quitclaim Deed of record in Book 5695, page 912, Register's Office, Davidson County, Tennessee.

Betty D. Cook executed this instrument on behalf of Richard L. Cook and Larry E. Cook pursuant to Power-of-Attorneys which are being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 4559, page 72, said Register's Office.

This conveyance is subject to public utility and drainage easements; anchor easements; and building setback lines of record in Book 4460, pages 54 & 55, said Register's Office.

This conveyance is subject to any and all existing easements of record.

7-1254.

IDENTIFICATION REFERENCE

JAN 24 9 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 864 Oakwood Terrace Drive, Antioch, TN. 37013
(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 23rd day of January, 19 86

Richard L. Cook
Richard L. Cook

Larry E. Cook
Larry E. Cook

Betty D. Cook
By: Betty D. Cook, Atty-in-Fact

Betty D. Cook
By: Betty D. Cook, Atty-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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____

Commission expires _____

_____
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
Richard L. Cook

Larry E. Cook

TO
Tillman D. Copeland

Gloria A. Copeland

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 1986, before me personally appeared Betty D. Cook , to me known to be the person who executed the foregoing instrument in behalf of Richard L. Cook and Larry E. Cook acknowledged that she executed the same as the free act and deed of said Richard L. Cook and Larry E. Cook.

Witness my hand and official seal at Nashville, Tennessee, the 23rd day of January, 1986.

My Commission Expires: 4-19-87

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

45501.00- CONVEY
185.75 STTAX
.50 PRFEE
6.00 MORTG
CHECK 186.25-
876801/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 2 5 4

IDENTIF. REFERENCE

JAN 24 9 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213457