Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Scott E. Copeland
518 South 12th Street
Nashville, TN. 37206

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 94-1
PARCEL 19
18W-13975

WARRANTY DEED

BOOK 6927 PAGE 441

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Jack D. Clay and wife, Vickie R. Clay hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Scott E. Copeland and wife, Rene D. Copeland hereinafter called the Grantee, Grantee's 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 Lot No. 32 on the plan of Payne & Blakemore and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the westerly margin of South Twelfth Street, formerly Twelfth Street and extends back between parallel lines 161 feet to an alley.

Being the same property conveyed to Jack O. Clay and wife, Vickie R. Clay by deed from Henry F. Nieozwecki and wife, Susan B. Nieozwecki of record in Book 6628, page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

2418.9

IDENTIFICATION REFERENCE

Jul 24 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 518 South 12th Street, Nashville, TN. 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of July, 19 86

Vickie R. Clay
Vickie R. Clay

Jack D. Clay
Jack D. Clay

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of July, 19 86 before me personally appeared Jack D. Clay and wife, Vickie R. Clay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6927 PAGE 442

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 34,500.00.

Scott E. Copeland
Affiant

Subscribed and sworn to before me, this the 21st day of July, 1986.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Jack D. Clay and wife, Vickie R. Clay

to:
Scott E. Copeland and wife, Rene D. Copeland

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25297

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

RECEIVED OF _____

FOR _____ BOOK 6927 PAGE 443

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34500.00- CRIT.	
			96.00 CSTAX	
			.50 PRFEE	
			6.00 TDFEE	
	VD		6.00- TDFEE	
			6.00 MDFEE	
			CHECK	103.13-
1497A	07/24/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24189

IDENTIF. REFERENCE

JUL 24 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 274784