BOOK 7120 PAGE 136

Mortgagee: GMAC Mortgage Corporation

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
75-126	S. Paul Bryant, II	GMAC Mortgage Corp. 3451 Hammond Avenue P. O. Box 780 Waterloo, Iowa 50705
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
	5322 Weber Road	PROPERTY IS ☑ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated January 14, 1986, in the original principal sum of $121,500.00, payable to Norwest Mortgage, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Allen W. Copeland, unmarried to Chicago Title Insurance Co., Trustee, as of recordin Book 6767, page 34,

ALLEN W. COPELAND, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto S. PAUL BRYANT, II

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of said County, being Tract 2 on a survey dated March 3, 1976 by Bruce Rainey and Associates, and more fully described as follows:

BEGINNING at a point in the easterly margin of Weber Road at the southwesterly corner of Tract 1, as shown on said survey and conveyed to Aletta Kay Honeycutt and Margaret H. Honeycutt, by deed from Mary Ann Jenkins, et vir, as of record in Book 5075, page 593; thence with Honeycutt's southerly property line, also being the line dividing said Tract 1 and 2, south 72 degrees 39 minutes 53 seconds east 550.44 feet to a point on the southwesterly margin of Old Hickory Boulevard; thence with said margin of Old Hickory Boulevard, south 32 degrees 41 minutes 25 seconds east 204.02 feet to a point at the northeasterly corner of the property conveyed to Bill Gray, et xu, by deed from Marvin Howard and Bill Gray, as of record in Book 4556, page 160; thence with Gray's northerly property line, north 84 degrees 53 minutes 40 seconds west 239.41 feet to a point; thence with Gray's westerly property line, south 7 degrees 33 minutes 00 seconds west 46.43 feet to the common rear corner of Tracts 2 and 3, as shown on said survey; thence with the line dividing said tracts 2 and 3, north 71 degrees 22 minutes 18 seconds west 498.39 feet to a point on the easterly margin of Weber Road; thence with said margin of Weber Road, north 21 degrees 50 minutes 00 minutes east 217.0 feet to the point of beginning, containing 3.06 acres, more or less.

Being the same property conveyed to Allen W. Copeland, unmarried, by deed from Frances I. Vargas, unmarried, as of record in Book 6767, page 29.

This conveyance is made subject to all zoning regulations, restrictions, easements for public utilities and rights of way, if any, that may be applicable to subject property.

THIS INSTRUMENT PREPARED BY DOUGLAS A. BRACE, ATTORNEY, THIRD FLOOR NOEL PLACE, NASHVILLE, TN, UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as set out above and 1987 taxes which grantee assumed and agrees to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of January, 19 87

Allen W. Copeland

Allen W. Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF OHIO
COUNTY OF Licking

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

Allen W. Copeland, unmarried

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Granville, this, the 20th day of January, 1987.

My commission expires: 6/19/90

Lisa Joann Graham
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$174,945.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF January 1987

MY COMMISSION EXPIRES: 3/11/90 (AFFIX SEAL) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM ALLEN W. COPELAND, UNMARRIED

TO S. PAUL BRYANT, II

87995

IDENTIF REFERENCE

JAN 28 3 43 PH '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Rec'd 13.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

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

RECEIVED OF _____

FOR BOOK 7120 PAGE 138

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

174945.00- CAMT.
489.70 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 496.20-
401780 1/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87995

IDENTIFICATION REFERENCE

JAN 28 3 43 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No39518