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FORM NO. WD-1

File 4

Mortgagee: First Southern Savings and Loan Association

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Sage Kinney Copeland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 87

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sage Kinney Copeland et ux (NAME)	SAME (NAME)	Map 130-7
3905 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 105
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 7DA 44710

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, George M. Garrett and wife, Julie W. Garrett,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sage Kinney Copeland and wife, Ann Ozier 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 20 on the Final Plat of Sharber's Harding Place Subdivision, not of record and described according to a survey dated November 2, 1959, made by T.R. Sanford, Surveyor as follows:

Beginning at an iron pin in the south margin of Trimble Road, being the corner between Lot Nos. 20 and 21; thence in a southerly direction with the line between said lots a distance of 334 feet to an iron pin at the northeast corner of Lot No. 17; thence in a westerly direction and with the line between Lot Nos. 17 and 20 a distance of 100 feet to an iron pin at the northwest corner of said Lot No. 17; thence in a northerly direction with the line between Lot Nos. 19 and 20 a distance of 324 feet to the south margin of Trimble Road, said point being 46.75 feet easterly from the beginning of a curve; thence easterly along the southerly margin of Trimble Road 100.5 feet to the point of beginning.

Being the same property conveyed to George M. Garrett and wife, Julie W. Garrett by deed from Harry Moore Rhett, III and wife, Lynne S. Rhett of record in Book 6513, page 581, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) property taxes for 1987 which have been prorated, Grantees to pay and (b) easement of record in Book 4306 at page 165, said Register's Office.

The execution of this deed is effected by the signature of her Attorney-In-Fact, George M. Garrett, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This is unimproved ( ) improved (X) property, known as 3905 Trimble Road, Nashville, TN 37215
(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 hand s this 29th day of July, 19 87

Julie W. Garrett

George M. Garrett

By: George M. Garrett
George M. Garrett, Attorney-In-Fact

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named George M. Garrett

the bargainor, 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 Nashville, Tennessee, this 29th day of July 19 87

Commission expires 11-1-87

John V. Adams
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath / themselves) who upon (their several oaths / himself) acknowledged (themselves / himself) 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
George M. Garrett and wife,
Julie W. Garrett

TO
Sage Kinney Copeland and wife,
Ann Ozier Copeland

Prepared By: John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

AUG 5 10 50 AM '87

52899

STATE OF TENNESSEE, Davidson COUNTY:

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named George M. Garrett to me known to be the person who executed the foregoing instrument in behalf of Julie W. Garrett, who acknowledged that he executed the same as the free act and deed of said George M. Garrett.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July 19 87.

COMMISSION EXPIRES:
11-1-87

John V. Adams
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 TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			18500.00- CASH	
			518.00 CCTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK 524.50-	
			0164A08/05/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 8 9 5

IDENTIFICATION REFERENCE

AUG 5 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02158