This instrument was prepared by:

Kurt B. Beasley
Attorney at Law
P. O. Box 1223
Brentwood, Tennessee 37024-1223

Address New Owner:	Send Tax Bills To:	Map - Parcel No.
Mark E. Sheldon, et ux 4023 Utah Avenue Nashville, TN 37209	Same	103-4-364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, paid in cash, and other good and valuable consideration received from the GRANTEES hereinafter named, we, DENNIS COPEN and wife, DANA COPEN and FRED M. VICK and wife, HELEN F. VICK, have this day bargained and sold, and by these presents do transfer and convey unto the said MARK E. SHELDON and wife, TERRY L. SHELDON, 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 Davidson County, Tennessee, being the east 50 feet of Lot No. 82 on the map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Utah Avenue and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Dennis Copen and wife, Dana Copen by deed from Fred M. Vick and wife, Helen F. Vick, of record in Book 5859, page 718, Register's Office for Davidson County, Tennessee.

Fred M. Vick and wife, Helen F. Vick join in conveying their life estate in said property.

This is improved property known as 4023 Utah Avenue, Nashville, Tennessee.

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 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.

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.

5311 4
IDENTIFICATION
Aug 6 8 38 AM '87

IN WITNESS WHEREOF, this instrument has been executed on this the 3rd day of August, 1987.

Dennis Copen
DENNIS COPEN

Dana Copen
DANA COPEN

Fred M Vick
FRED M. VICK

Helen F Vick
HELEN F. VICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS COPEN and wife, DANA COPEN, and FRED M. VICK and wife, HELEN F. VICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 3rd day of August, 1987.

Kurt V Beasley
NOTARY PUBLIC

My Commission Expires: 3-25-90

KURT BEASLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 43,000.00.

Mark E. Sheldon
AFFIANT

Sworn to and subscribed before me this 3rd day of August, 1987.

Kurt V Beasley
NOTARY PUBLIC

My Commission Expires: 03-25-90

KURT BEASLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7317 PAGE 857

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

43000.00- CAMT.
120.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 126.90-
8396A08/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53114

IDENTIFICATION REFERENCE

AUG 6 8 38 AM '87

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 02380