ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James M. Copeland and wife, Linda B. Copeland 3217 New Towne Road Antioch, Tennessee 37013	The Kissel Company 30 Warder St. Springfield, Ohio 45501	MAP 150-07-0 PARCEL 077.00

This instrument prepared by:
Robert J. Notestine, III, Attorney at Law
120 Donelson Pike, Nashville, Tennessee 37214 mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Howard L. Spain, Jr. and, Cynthia L. Spain, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto James M. Copeland and wife, Linda B. Copeland, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Towne Village of the County, Section I, of record in Book 5200, Page 55 and 56, Register's Office for said County, to which reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Howard L. Spain, Jr. and wife Cynthia L. Spain by deed from Robert Muniz and wife Brenda Muniz, of record in Book 6798, Page 433, Register's Office for Davidson County, Tennessee.

Pursuant to Final Decree of Divorce entered on December 1, 1987, Docket number 87D-2906, by the Circuit Court of Davidson County, Tennessee, Howard L. Spain, Jr. and Cynthia L. Spain became owners of the subject real property as Tenants in Common.

This is improved property commonly known as 3217 New Towne Road, Antioch, TN 37013

8274 06/22 0101 03CHECK 209.22

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value, whichever is greater for this transfer is $72,410.59.

Affiant

Subscribed and sworn to before this 20th day of June, 1988.

Notary Public
My commission expires May 13, 1990

NOTARY PUBLIC DAVIDSON COUNTY

42440

IDENTIFICATION REFERENCE

JUN 22 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of June, 1988.

Howard L. Spain, Jr.

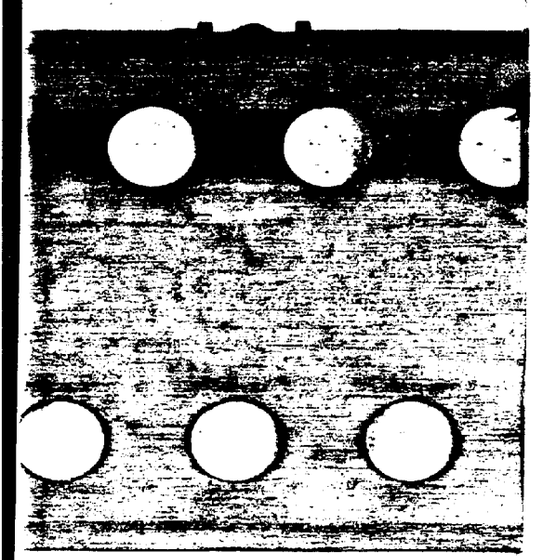
Cynthia L. Spain

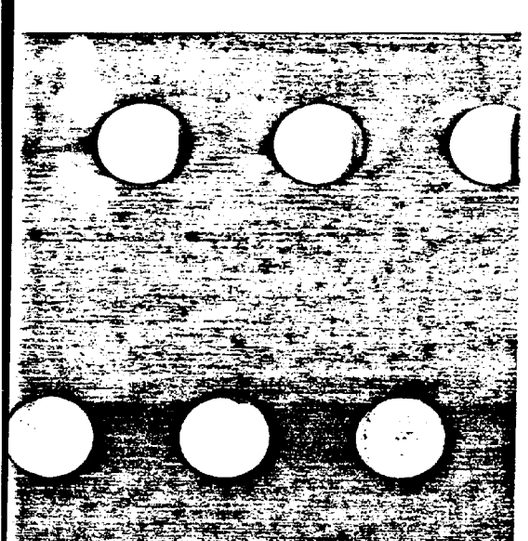
STATE OF TENNESSEE
COUNTY OF DAVVIDSON

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named Howard L. Spain Jr and Cynthia L. Spain, the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1988.

Robert John Notestine
Notary Public
My Commission Expires: May 13, 1990





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7579 PAGE 612

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
				CAMT 72410.59
				CON TX 202.72
				PRFEE 0.50
				WDEED 6.00
				TOTAL 209.22
				CHECK 209.22
06/22/88	01			09:08 0001 8274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42440

IDENTIFICATION REFERENCE

JUN 22 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105065