12634

Address New Owner
SEND TAX BILLS:
RICHARD LYNN COPPINGER
303 ISAAC DRIVE
GOODLETTSVILLE TENN. 37072

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
MAP PARCEL
P/O 50-104

MAR 1 1 35 PM '89

MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, ROBERT WAYNE ELDRIDGE, unmarried, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto, RICHARD LYNN COPPINGER and wife, DEBRA LYNN COPPINGER, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

A tract of land in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone, et ux, by deed as of record in Book 1847, Page 522, said Register's Office, proceed: North 10 deg. 46 min. 51 sec. East 1125.85 feet to an iron pin; thence, North 80 deg. 42 min. 15 sec. West 487.28 feet to an iron pin; thence, North 33 deg. 51 min. 47 sec. West 955.32 feet to an iron pin; thence, North 63 deg. 11 min. 52 sec. West 528.00 feet to an iron pin; thence, North 54 deg. 14 min. 17 sec. West 135.00 feet to an iron pin; the point of beginning; thence, North 54 deg. 14 min. 17 sec. West 168.60 feet to an iron pin; thence, North 51 deg. 37 min. 16 sec. West 370.82 feet to an iron pin; thence, North 67 deg. 01 min. 27 sec. East 1521.23 feet to a point in the center of a 50 foot private drive; thence, with the centerline of said drive southwardly with a 1145.38 foot radius curve to the right 207.00 feet, said curve has a chord bearing and distance of South 28 deg. 34 min. 27 sec. East 206.72 feet; thence, South 23 deg. 23 min. 49 sec. East 45.01 feet, thence with a 2576.73 foot radius curve to the right 59.90 feet, said curve has a chord bearing and distance of South 22 deg. 43 min. 51 sec. East 59.90 feet; thence, leaving said drive South 59 deg. 55 min. 35 sec. West 1286.07 feet to the point of beginning and containing 12.86 acres, more or less.

BEING the same property conveyed to Robert W. Eldridge and wife, Karen K. Eldridge, by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6204, Page 231, Register's Office for Davidson County, Tennessee. Karen K. Eldridge having conveyed her interest in said property to ROBERT W. ELDRIDGE by Quticlaim Deed of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

89.90

03/01 0101 03CHECK

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0999

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their 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.

THE GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand on this the 22 day of February, 1989.

Robert Wayne Eldridge
ROBERT WAYNE ELDRIDGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ROBERT WAYNE ELDRIDGE, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of February, 1989.

Karen Aldridge
NOTARY PUBLIC

My Commission Expires:

3/11/91

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 8000.00.

Richard Lynn Coppinger
AFFIANT

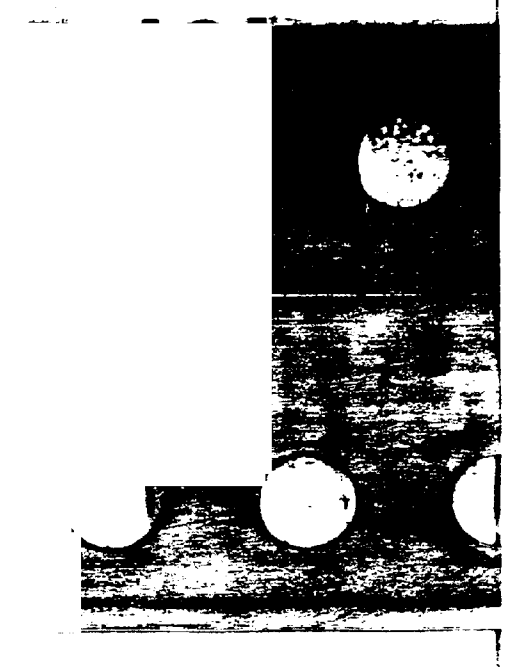
Subscribed and sworn to before me, this the 27 day of February, 1989.

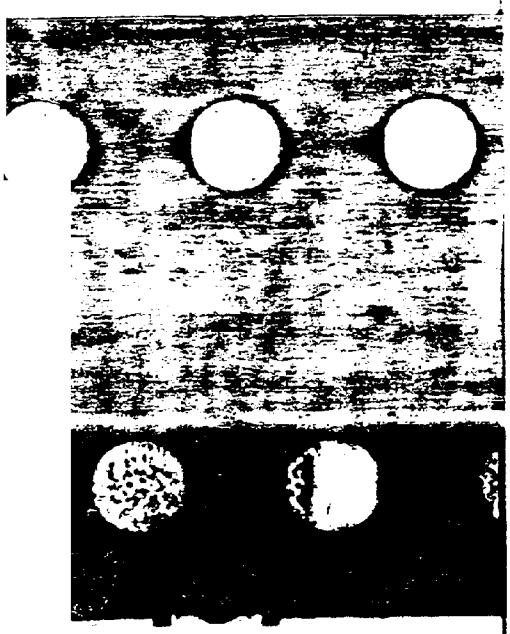
Lauretta L Oldham
NOTARY PUBLIC

My Commission Expires:

1-21-91

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 865

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	8000.00
CON TX	26.40
PRFEE	0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	6.00
TOTAL	32.90
CHECK	32.90

03/01/89 01 13:36 0001 1323

12634

IDENTIFICATION REFERENCE

Mar 1 1 35 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185912