WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, JAMES M. COPELAND, hereinafter called the Grantor, have this day bargained and sold and by these presents do hereby transfer and convey unto LAUREN W. GILSON and BETH A. GOINGS, hereinafter called the Grantees, their heirs and representatives, a certain tract or parcel of land lying and being located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 108 on the plan of Candlestick Farms, Section 1, as of record in Book 3300, page 56, Register's Office for Davidson County, Tennessee. SAID LOT NO. 108 FRONTS on the Easterly side of Edmondson Pike and runs back 105.4 feet on the Northerly line and 159.4 feet on the Southerly line to a dead line in the rear, which is a broken line, on which it measures 105.7 feet.

BEING THE SAME PROPERTY CONVEYED TO James M. Copeland and wife, Linda B. Copeland by Deed from Billie R. Thiemann, of record in Book 6280, page 867, Register's Office for Williamson County, Tennessee and to James M. Copeland, by Quitclaim Deed from Linda B. Copeland, as recorded in Book 8047, page 620, said Register's Office.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and representatives, forever.

AND GRANTOR DOES COVENANT with the said Grantees, that he is lawfully seized and possessed of said land, in fee simple, has good right to convey it, and that it is unencumbered except as follows:

8624 07/10 0101 03CHECK 237.70

1. Taxes for the year ending 1990 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with Grantor paying his prorata part thereof to the Grantees who will have the responsibility of paying said taxes when they become due and payable.

2. Subject to Restrictive Covenants as recorded in Book 3375, page 391, Register's Office for Davidson County, Tennessee.

3. Subject to the Plan of Candlestick Farms, Sec. 1, as of record in Book 3300, page 56, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate; minimum building setback lines; easements for public utility easements; drainage easements; right of way for roadways; and such other matters as may be disclosed on the aforesaid plan.

AND GRANTOR FURTHER COVENANTS AND BINDS HIMSELF, his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and representatives, against the lawful claims of all persons, whomsoever.

TITLE TO THE AFOREDESCRIBED REAL PROPERTY is vested in JAMES M. COPELAND. LINDA B. COPELAND, wife of JAMES M. COPELAND, for the consideration hereinafter expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the party of the second part, her heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including but not limited to homestead as provided by the laws of the State of Tennessee, but the said Linda B. Copeland does not join in the covenants and warranties of this indenture.

IN WITNESS WHEREOF, Grantors have hereunto set their hands on this the 27 day of June, 1990.

James M. Copeland
JAMES M. COPELAND

Linda B. Copeland
LINDA B. COPELAND

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, JAMES M. COPELAND, 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 office in and for said State and County, this 27 day of June, 1990.

4/21/93
My Commission Expires:

Ellen C. Schroeder
NOTARY PUBLIC

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, LINDA B. COPELAND, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in and for said State and County, this 27 day of June, 1990.

4/21/93
My Commission Expires:

Ellen C. Schroeder
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

BOOK 8149 PAGE 290

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren W Gilson
Beth A. Goings
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 29th day of June, 1990.

3-26-94
My Commission Expires:

NOTARY PUBLIC

****

SEND TAX STATEMENTS TO:

NATIONAL MORTGAGE COMPANY

4041 Knight Arnold Road

Nashv7lle, Tennessee 38118

wcet 90-1087

NEW OWNER:

LAUREN W. GILSON

BETH A. GOINGS

6DU-45130, Map 147-14-7

Map & Parcel No 60045130 147-14-7

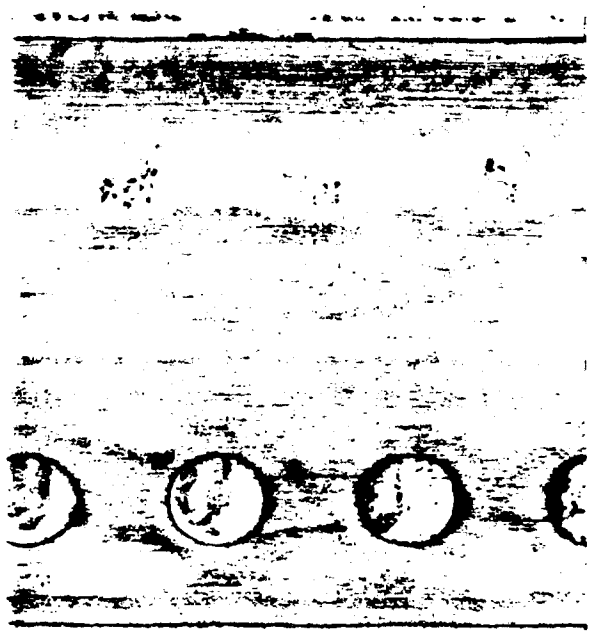
40273

IDENTIFICATION REFERENCE

JUL 10 11 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
PATRICIA Q. ROBERTSON
Attorney
308 Public Square
Franklin, Tennessee 37064



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

RECEIVED OF _____

FOR _____

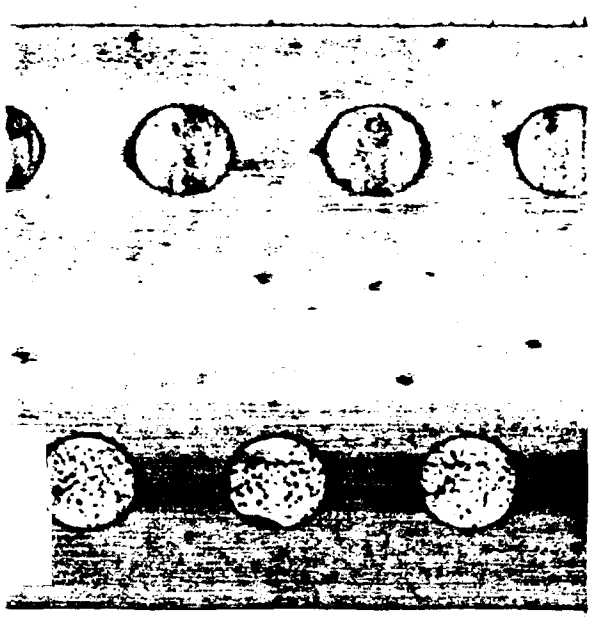
BOOK 8149 PAGE 291

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

CAMT 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 9.00
TOTAL 237.70
CHECK 237.70

07/10/90 01 11:15 0001 8624



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40273

IDENTIFICATION REFERENCE

JUL 10 11 13 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335490