P 04/C

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

BOOK 8258 PAGE 476

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel:
Wendell W. Riley **Deborah C. Riley**	**SunTrust Mortgage, Inc.**	**142-2-143**
7439 Bridle Drive	**360 Interstate North Parkway** **Suite 500**	
Nashville, Tennessee 37221	**Atlanta, Georgia 30339**	9327 12/17 0101 03CHECK 331.06

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, RICHARD COPPINGS and wife, YOLANDA G. COPPINGS ("Grantors"), bargained and sold and do hereby transfer and convey unto WENDELL W. RILEY and wife, DEBORAH C. RILEY ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Cross Timbers Section 4 of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description thereof.
>
> Being the same property conveyed to Richard Coppings and wife, Yolanda G. Coppings by deed from Vince Gill and wife, Janis Gill of record in Book 7643, page 148, Register's Office for Davidson County, Tennessee.

This is improved property known as 7439 Bridle Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for the following:

(1) 1990 Real Property Taxes which have been prorated and which Grantees agree to assume;

(2) Deed of Trust in favor of SunTrust Mortgage, Inc. of record in Book 7643, page 1515, Register's Office for Davidson County, Tennessee;

(3) Restrictive Covenants of record in Book 4317, page 284, said Register's Office; and

(4) Matters shown on the Plan of record in Book 4175, page 54, said Register's Office.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 14th day of December, 1990.

RICHARD COPPINGS

YOLANDA G. COPPINGS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $98,250.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of December, 1990.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public for the state and county aforesaid, Richard Coppings and Yolanda G. Coppings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 1990.

NOTARY PUBLIC

My Commission Expires:

79982 IDENTIF. TREFERENCE Dec 17 10 59 AM '90 FELIX A. NELSON DAVIDSON COUNTY TN.

LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES JULY 13, 1991

BWMLH1177
12/11/90(bjf/aa)

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



RECEIVED OF _____

FOR _____

BOOK 8258 PAGE 478

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	98250.00
			CON TX	324.06
			PRFEE	1.00
			WDEED	6.00
			TOTAL	331.06
			CHECK	331.06
12/17/90	01		10:58 0001	9827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79982

IDENTIF. REFERENCE

DEC 17 10 59 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 382243