BOOK 8549 PAGE 254

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THIS INSTRUMENT PREPARED BY:

Gary D. Copas
Attorney at Law
102 E. Main Street
Lebanon, TN 37087

IDENTIFI REFERENCE

FEB 12 3 43 PM '92

FELIX Z. WILCOXIE REG
DAVIDSON COUNTY, TN

PICK-UP

NEW OWNER AND
SEND TAX BILLS TO:

Mr. and Mrs. N.S. Copas
826 Halls Lane
Madison, TN 37115

MORTGAGEE:

Glenda B. Crawford and
James B. Sledge
103 Gun Club Road
Nashville, TN 37205

MAP NO.: 83-8

PARCEL NO.: 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the assumption of, and the agreement to pay, by the hereinafter named Grantees the mortgage indebtedness to Glenda B. Crawford and James B. Sledge under the Deed of Trust of record in Book 7508, Page 124, in the Register's Office of Davidson County, Tennessee, we, JOHN W. WARREN and wife, KAREN M. WARREN, have this day bargained and sold, and by these presents do hereby transfer and convey to NORDEAN S. COPAS and wife, EDITH M. COPAS (herein referred to as the "Grantees"), their heirs and assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, described to-wit:

LAND in Davidson County, Tennessee, being Lot No. 186 of Rosewood Heights Subdivision, Section 5 of record in Book 2331, Page 39, Register's Office for said County.

SAID Lot No. 186 fronts 87.16 feet on the easterly side of Mitchell Road and runs back between lines 339.4 feet on the northerly line and 333.8 feet on the southerly line to a line in the rear on which it measures 70.5 feet.

BEING the same property conveyed to John W. Warren by quitclaim deed from Jennifer Jaye Chandler Warren, recorded in Book 8374, Page 923, in the Register's Office of Davidson County, Tennessee,

and conveyed to John W. Warren, et ux by deed from Glenda B. Sledge Crawford and James B. Sledge, unmarried, recorded April 5, 1988, in Book 7508, Page 121, in said Register's Office.

GRANTORS furthermore include in this conveyance all appliances, except the refrigerator, and all carpets and draperies located on the above property; which appliances, carpets, and draperies shall remain with the property.

SUBJECT to restrictive covenants of record in Book 2437, Page 574, in said Register's Office, and SUBJECT to a 30 feet minimum building set back line from Mitchell Road, a 10 feet easement for public utilities, an Owner's Certificate, and conditions appearing on the Plan of record in Book 2331, Page 39, in said Register's Office.

FURTHERMORE SUBJECT to the said Deed of Trust of record in Book 7508, Page 124, in said Register's Office.

The said Karen M. Warren joins in this conveyance as a Grantor to consent to the alienation of, and to forever relinquish and waive, all title, interests, rights and claims, marital or otherwise, which she holds or may hold in the hereinabove described real property.

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interests thereto belonging to the said Nordean S. Copas and wife, Edith M. Copas, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of said land in fee simple; that we have a good and lawful right to convey it; and that the same is unencumbered, unless otherwise herein 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 Nordean S. Copas and wife, Edith M. Copas, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Charles E. Warren, pursuant to the power and authority conferred by a General Power of Attorney dated, JUNE 29, 1991, of record in Book 8549, Page, 251, in the Register's Office for Davidson County, Tennessee, has set the hands of his principals, John W. Warren and wife, Karen M. Warren, being the Grantors hereinabove named, on this 25 day of July, 1991.

JOHN W. WARREN

By: CHARLES E. WARREN,
Attorney-in-Fact

KAREN M. WARREN

By: CHARLES E. WARREN,
Attorney-in-Fact

STATE OF TENNESSEE

BOOK 8549 PAGE 257

COUNTY OF DAVIDSON

On this 25 day of July, 1991, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles E. Warren, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John W. Warren and wife, Karen M. Warren, and acknowledged that he executed the same as the free act and deed of the said John W. Warren and wife, Karen M. Warren.

NOTARY PUBLIC

My commission expires:

8-28-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $56,500.00.

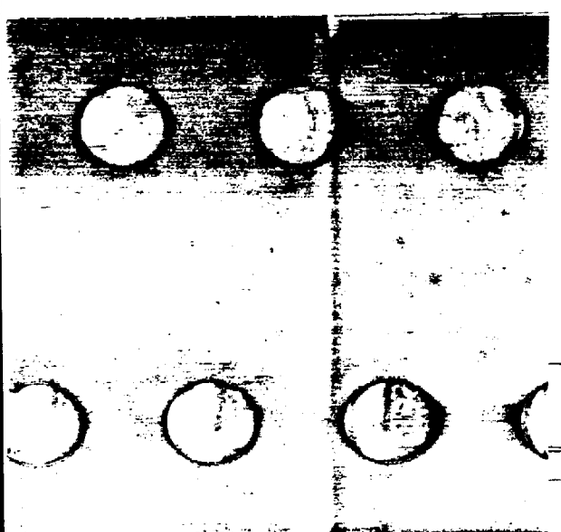
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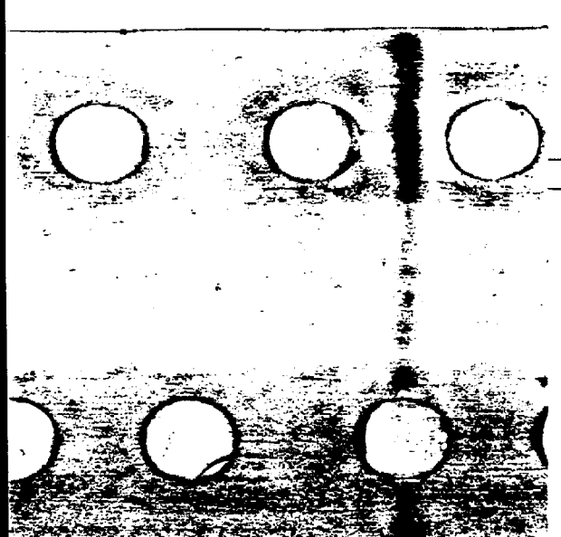
SWORN TO AND SUBSCRIBED before me this 25 day of July, 1991.

NOTARY PUBLIC

My commission expires:

8-28-93





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

RECEIVED OF _____

FOR _____

BOOK 8549 PAGE 258

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 56500.00
CON TX 209.05
PRFEE 1.00
WDEED 12.00
TOTAL 222.05
CHECK 222.05

02/12/92 01 15:43 0001 0716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8377.2

IDENTIFICATION REFERENCE

FEB 12 3 43 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 501298