This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

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ADDRESS NEW OWNER:
Thomas G. Koppes and Imelda G. Yago
2438 Scott Valley Drive
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 149-3
PARCEL 84 & 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ward D. Stiff and wife, Lisa T. Stiff hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas G. Koppes and wife, Imelda G. Yago, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 5A and 6A on the Plan of Zone Lot Division of Lots 1, 2, 3, 5 & 6, Edge-O-Lake Villa, of record in Book 5200, Page 644, and as amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Ward D. Stiff and wife, Lisa T. Stiff, by deed from NOWA Investments of record in Book 8600, Page 43, Register's Office for Davidson County, Tennessee. For purposes of clarification, Ward D. Stiff is the sole proprietor of NOWA Investments.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449, and such easements and setback lines of record in Plat Book 6900, Page 740, said Register's Office. Subject to Articles of Incorporation and By-Laws of record in Book 6661, Page 138, et seq.; and Agreement to Maintain Private Road of record in Book 6149, Page 138, Register's Office for Davidson County, Tennessee.

5587 09/10 0101 03CHECK 231.00

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2458/2462 Scott Valley Drive, Nashville, TN 37217.
This instrument is executed on behalf of Ward D. Stiff and Lisa T. Stiff by Neil Hollman as Attorney in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas G. Koppes and wife, Imelda G. Yago, their heirs and assigns, forever; and we, Ward D. Stiff and wife, Lisa T. Stiff do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of September, 1992.

Ward D. Stiff

Ward D. Stiff by Neil Hollman

By: Neil Hollman, Attorney-in-Fact for
Ward D. Stiff individually and as sole proprietor of
NOWA Investments.

Lisa T. Stiff

Lisa T. Stiff by Neil Hollman

By: Neil Hollman, Attorney-in-Fact for
Lisa T. Stiff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Neil Hollman as Attorney In Fact of Ward D. Stiff and wife, Lisa T. Stiff, 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 and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of September, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

44839

IDENTIFICATION REFERENCE

SEP 10 12 25 PM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

09/10/92 01 12:27 0001 5587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44839

IDENTIFICATION REFERENCE

SEP 10 12 26 PM '92

DAVIDSON COUNTY, TN

No. 569251