WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TEN and No/100 DOLLARS*, (*$10.00*) and other good and valuable consideration, the receipt and adequacy of all of which is hereby acknowledged, I, **RONALD JEFF COPE**, a single person, have bargained and sold and by these presents do transfer and convey unto **LORI L. COPE** and **ANDREW W. KEY**, a one-half (1/2) undivided interest each, as tenants in common, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, being bounded and described as follows:

> **BEING** Lot No. 447 on the Plan of Section Five, Hermitage Hills, of record in Plat Book 3300, Pages 1 and 2, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> **BEING** the same property vested in Ronald Jeff Cope and wife, Lori L. Cope, by deed from Virginia Hammock, unmarried, of record in Warranty Deed Book 7064, Page 257, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Lori L. Cope to Ronald Jeff Cope, of record in Book _____, Page _____, said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, said register's office.
>
> Possession with deed. 1993 Taxes to be assumed by Buyers. This is improved property at 214 Bonnabrook Drive, Hermitage, TN.
>
> Map 74-16; Parcel 28; 04D32354

TO HAVE AND TO HOLD the said tract or parcel of land Davidson County with the appurtenances, estate, title and interest thereto belonging to the said **LORI L. COPE** and **ANDREW W. KEY**, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; that I have a good and lawful right to sell and convey it and same is unencumbered, except as herein above stated.

240.25

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **LORI L. COPE** and **ANDREW W. KEY**, their heirs and assigns, against the lawful claims of all persons, whomsoever.

PREPARED BY:
BASS AND BASS
ATTORNEYS AT LAW
CARTHAGE, TENNESSEE

WITNESS my hand this the 15 day of January, 1993.

RONALD JEFF COPE

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared **RONALD JEFF COPE**, a single person, the within named bargainor, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County Tennessee, this the 15 day of January, 1993.

NOTARY PUBLIC

My commission expires: 1/15/96

Name & Address of new property owner:

MS. LORI L. COPE
214 Bonnabrook Drive
Hermitage, TN 37076

A F F I D A V I T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $62,500.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 15 day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 1/15/96

8379.3

IDENTIFICATION REFERENCE:

JAN 19 1 48 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BK 88

OFF REC

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

DATE SYMBOL

RECEIPT

837.93

PG 4