FORM NO. WD-1

BOOK 8872 PAGE 421

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000

Nordean S. Copas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 92

Gary D. Copas
Notary Public

MY COMMISSION EXPIRES: 8-28-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary D. Copas, Atty, 728 W. Main Street, Lebanon, TN 37087
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER.	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES.	MAP-PARCEL NUMBERS
Nordean S. Copas, et ux (NAME)	Nordean S. Copas, et ux (NAME)	43-9
109 Duling Avenue (STREET ADDRESS OR ROUTE NUMBER)	109 Duling Avenue (STREET ADDRESS)	257
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	258

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IVAN O. BAKER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORDEAN S. COPAS and wife, EDITH S. COPAS

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:

LAND in Davidson County, Tennessee, being Lots Numbers 17 and 18 of Block B on the Map of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lots Numbers 17 and 18 adjoin and front together 100 feet on the north side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed Ivan O. Baker by deed from Betty S. Federico and Richard Kennedy, as the only heirs-at-law of Gladys M. Kennedy, deceased, recorded October 9, 1990, in Book 8214, Page 19, in the Register's Office of Davidson County, Tennessee.

9.50 0. 1. 2.

IDENTIFICATION REFERENCE

FEB 24 10 44 AM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6595 02/24 0101 03CHECK 286.50

PICK-UP

This is unimproved ( ) improved (X) property, known as 109 Duling Avenue (House Number) (Street) Madison, TN 37115 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of September, 1992

Ivan O. Baker

IVAN O. BAKER

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, Gary D. Copas, a Notary Public in and for said County and State, the within named Ivan O. Baker, unmarried

the bargainor, 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.

Witness my hand and official seal at Madison, Tennessee, this 11th day of September, 1992.

Commission Expires 8-28-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

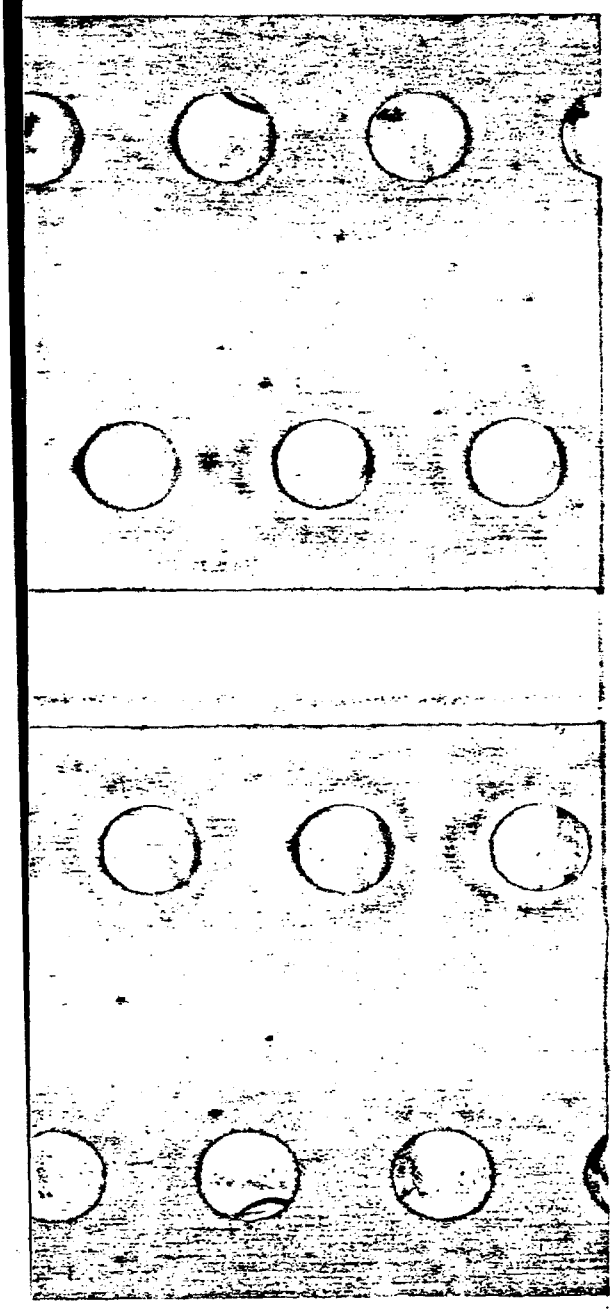
IVAN O. BAKER, unmarried

TO

NORDEAN S. COPAS, ET UX

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

02/24/93 01 10:43 0001 6595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95.01.2

IDENTIFI REFERENCE

FEB 24 10 44 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 624202