This Instrument Prepared By:
Paul M. Buchanan, Attorney
200 Fourth Avenue, North
Nashville, Tn 37219

TO: Baf 36

WARRANTY DEED

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-15-091.00	Mr/Mrs Wil C.Goodheer	New Owner International Christian University Lilienbrunngasse 13/1/7
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	A-1020 Vienna,Austria
	2614 Sunset Place	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 9261 PAGE 242

RECEIVED FOR REGISTRATION
1994 MAR 3 PM 1:31
REGISTER'S OFFICE

21096

FREDERICK A. COPELAND, JR., and wife, LISA M. COPELAND

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WIL C. GOODHEER and wife, LEE ALBRIGHT GOODHEER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the west one-half of Lot No. 39 on the Map of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Said part of said Lot fronts 50 feet on the north side of Sunset Park, formerly Turner Avenue or "B" Street and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Frederick A. Copeland, Jr., and wife, Lou A. Copeland by deed from Oxford properties, George G. Keith, III and Roy M. Cos, Jr., of record in Book 4777, page 117, Register's Office for Davidson County, Tennessee. Frederick A. Copeland, Jr., and Lou A. Copeland have since divorced and Lou A. Copeland conveyed her interest in said property to Frederick A. Copeland, Jr., by Quitclaim deed of record in Book 6676, page 50, Register's Office for said County.

This property is conveyed subject to all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Attorney In Fact for Frederick A.Copeland,Jr.,by Power of Attorney in Book 9261, page 238 and Lisa M. Copeland by Power of Attorney in *** To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1994 taxes, which have been prorated and assumed by Grantee.

*** Book 9261, page 240, Register's office. recorded simultaneously herewith.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25 day of February, 1994.

Frederick A. Copeland, Jr.
BY: Paul M. Buchanan
Paul M. Buchanan, Attorney In Fact

Lisa M. Copeland
BY: Paul M. Buchanan
Paul M. Buchanan, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 1994, before me personally appeared Paul M. Buchanan to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Lisa M. Copeland, and acknowledged that he executed the same as the free act and deed of the said Lisa M. Copeland.

WITNESS my hand and seal at Nashville, Tennessee, this the 25th day of February, 1994.

Mary Ann Kelley
Notary Public

My commission expires: 1-24-98

BOOK 8261 PAGE 213

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____

_____
Notary Public

0046 02/28 0101 03CHECK 493.70

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Lee A. Goodheer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Feb 94 MY COMMISSION EXPIRES: 1-24-98

(AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED

FROM
Frederick A. Copeland, Jr. and wife, Lisa M. Copeland

TO
Wil C. Goodheer and wife, Lee Albright Goodheer

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

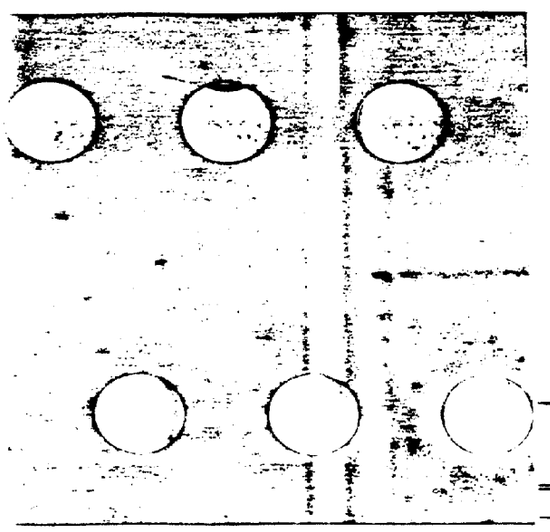
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 1994, before me personally appeared Paul M. Buchanan to me known or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Frederick A. Copeland, Jr., and acknowledged that he executed the same as the free act and deed of the said Frederick A. Copeland, Jr.

WITNESS my hand and seal at Nashville, Tennessee, this the 25 th day of February, 1994.

Mary Ann Kelley
Notary Public

My commission expires: 1-24-98



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

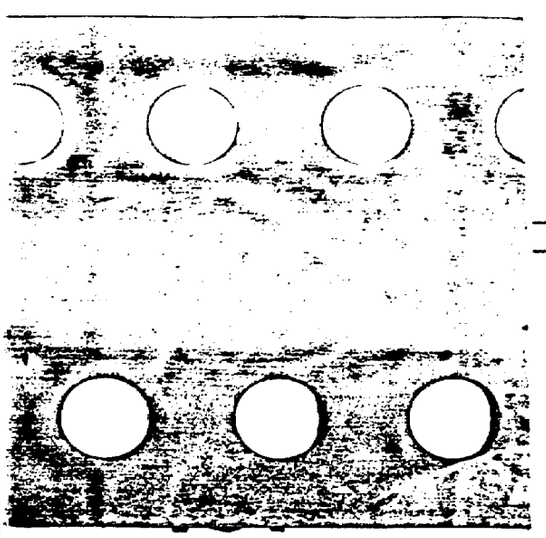
RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 244

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
131000.00
CON TX 484.70
PRFEE 1.00
WDEED 8.00
BY BANK 493.70
CHECK 493.70
02/28/94 01 15:09 0001 0040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21896
IDENTIFICATION REFERENCE

94 FEB 28 PM 3:08
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No.760911