27430

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

94 MAR 14 PM 1:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R-3569

BOOK 9277 PAGE 886

MAP/GROUP/PARCEL
025-08-0/042.00

NEW OWNER'S NAME AND ADDRESS:
Edgar E. Copeland and Darlene F. Ault
204 Rosehill Drive
Goodlettsville, TN 37072

1397 03/14 0101 03CHECK 403.05

SEND TAX BILLS TO:
Collateral Mortgage, Ltd.
1900 Crestwood Boulevard
P.O. Box 830180
Birmingham, AL 35210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, Avery Thomas Willis, Jr. and wife, Shirley Morris Willis, hereinafter called Grantors, do hereby transfer and convey unto Edgar E. Copeland and Darlene F. Ault, both unmarried, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 96 on the Plan of Ranchwood Estates, Section 1, as of record in Book 2900, Page 125, Register's Office for said County.

SAID lot fronts 125 feet on the southerly margin of Rosehill Drive and extends back on the westerly line 272.5 feet and on the easterly line 276.0 feet to a line in the rear, on which it measures 173.2 feet thereon.

BEING the same property conveyed to grantors herein by deed of record in Book 5328, Page 410, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are 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 for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Avery Thomas Willis, Jr.
Avery Thomas Willis, Jr.

Wade Avery Willis
BY: Wade Avery Willis, Attorney in Fact

Shirley Morris Willis
Shirley Morris Willis

Wade Avery Willis
BY: Wade Avery Willis, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Wade Avery Willis, with whom I am personally acquainted, and made oath that he is the Attorney in Fact for Avery Thomas Willis, Jr. and wife, Shirley Morris Willis, and that he, as such Attorney in Fact, and with full power and authority so to do, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 9th day of March, 1994.

Janet L. Adams
NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:
4-13-96

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $106,500.00.

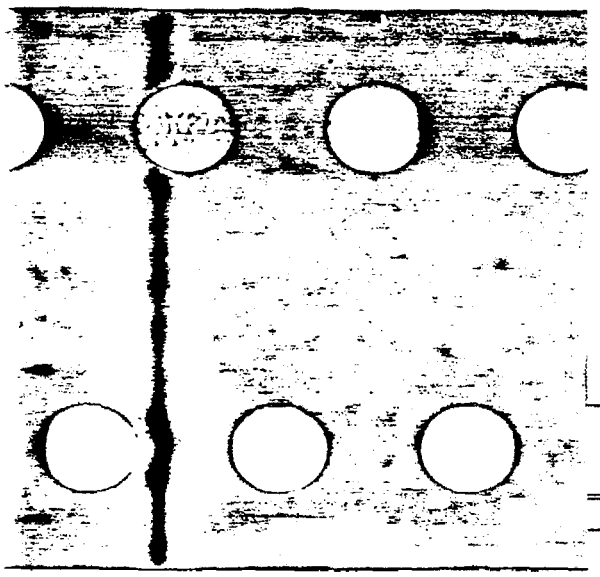
Wade A Willis
AFFIANT

Sworn to and subscribed before me, this the 9th day of March, 1994.

Janet L. Adams
NOTARY PUBLIC

My Commission Expires:
4-13-96

JANET L. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

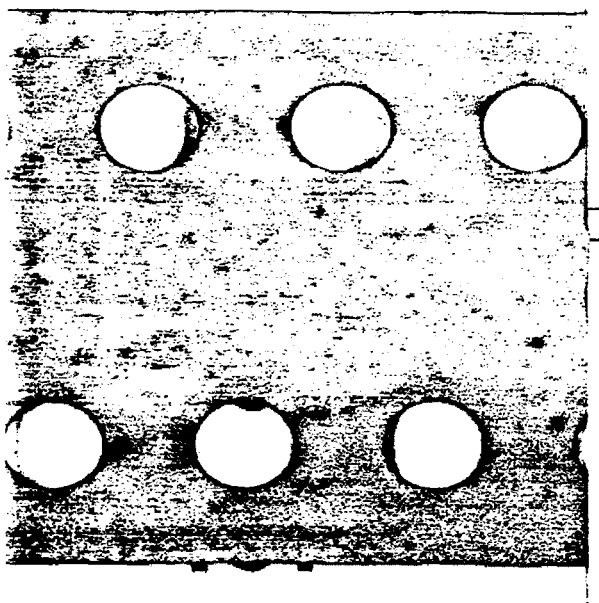
RECEIVED OF _____

FOR _____

BOOK 9277 PAGE 888

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	106500.00
			CON TX	394.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	403.05
			CHECK	403.05
03/14/94	01		13:25 0001	1399



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27430
IDENTIF. & REFERENCE

94 MAR 14 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 766780