WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
17th DAY OF June 19 94

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 29, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFERY S. COPELAND	JEFFREY S. COPELAND	4-0-183
(NAME)	(NAME)	
LOT 1, COOPERTOWN FARMS	140 Contrary Road	
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080	Burns, Tennessee 37029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP AND NOBLE C. CAUDILL, II, INDIVIDUALLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFERY S. COPELAND AND WIFE, KIMERLY R. COPELAND

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:

"SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION"

62426
IDENTIF. ↑ REFERENCE

94 JUN 20 AM 9:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as LOT 1, COOPERTOWN FARMS, JOELTON, TN 37080
(House Number) (Street) (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 17th day of June 19 94

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP
By: Noble C. Caudill, II G.P.
NOBLE C. CAUDILL, II, GENERAL PARTNER

Noble C. Caudill, II

NOBLE C. CAUDILL, II, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NOBLE C. CAUDILL, II, INDIVIDUALLY

the bargainor _____, with whom I am personally acquainted 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 NASHVILLE, Tennessee, this 17TH day of JUNE, 19 94

Commission expires 11/25/95

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NOBLE C. CAUDILL, II and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the GENERAL PARTNER and _____ respectively of the CAUDILL ENTERPRISES the within named bargainor, and corporation, and that he as such GENERAL PARTNER and _____ being authorized to to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said NOBLE C. CAUDILL, II as such GENERAL PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 17th day of June 19 94.

My commission expires November 25, 1995

J. PHILLIP JONES Notary Public

EXHIBIT A

LAND in Davidson County, Tennessee, being Tract 1 of Coopertown Farms, and being more particularly described according to a survey by Joe M. Cummings, License No. 1513, dated February 18, 1994, as follows:

BEGINNING at an iron pin at the intersection of the easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489 page 930 in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 mile along said right-of-way from its intersection with White's Creek Pike; Thence, with said boundary line, North 12 degrees 46 minutes 53 seconds West 881.62 feet to an iron pin; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; Thence, continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; Thence South 23 degrees 29 minutes 36 seconds East 175.32 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; Thence, with said curve and right-of-way, southwesterly an arc distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; Thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds West 22.76 feet to the beginning of a curve concave to the northwest and having a radius of 244.01 feet; Thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; Thence, South 65 degrees 41 minutes 34 seconds West 181.84 feet to the BEGINNING containing 5.07 acres.

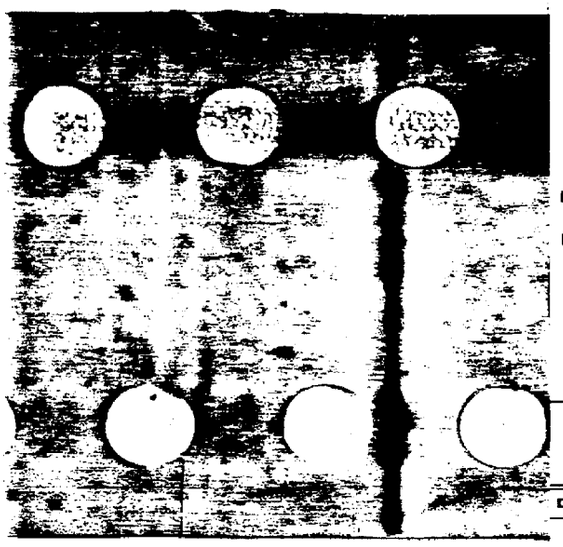
BEING part of the same property conveyed to Caudill Enterprises, by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith, of record in Book 8114, page 913, Register's Office for Davidson County, Tennessee.

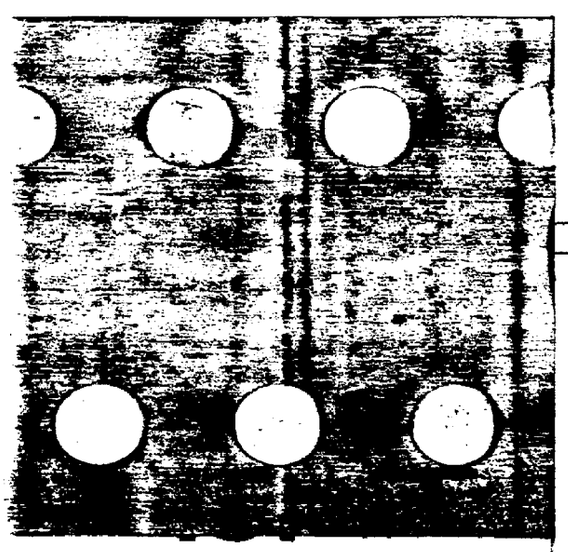
The property herein conveyed is subject to restrictive covenants of record in Book 8211, page 319, amended in Book 9259, page 316; By-Laws of record in Book 8211, page 327; and Charter of record in Book 8211, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated February 18, 1994, made by:
JOE M. CUMMINGS, License No. 1513
P. O. Box 1101
Hendersonville, TN 37077

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

7590 06/20 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 9382 PAGE 309

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 161.00
				CHECK 161.00
06/20/94	01			09:32 0001 7590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 JUN 20 AM 9:32
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

62426
IDENTIF. ↑ REFERENCE

No. 804318