30665

IDENTIF. REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

95 FEB -2 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Thomas G. Koppes and Imelda Yago-Koppes
P. O. Box 171071
Nashville, TN 37217

SEND TAX BILL:
To Owner

BOOK 9586 PG 315

MORTGAGEE:

MAP AND PARCEL:
MAP 149-03
PARCEL 109
2DX-01924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeffrey W. Perry, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas G. Koppes and wife, Imelda Yago-Koppes, as tenants by the entirety, 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:

BEING Lot No. 6B, Zone Lot Division of Lots 1, 2, 3, 5 & 6, on the Plan of Edge-O-Lake Villa, of record in Plat Book 5200, Page 644, and as amended in Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Perry, by deed from Resolution Trust Corporation as receiver for Lincoln Savings and Loan Assn. of record in Book 8422, Page 251, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Agreement to Maintain the road of record in Book 6149, Page 138; Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449; Charter and By-Laws of record in Book 6661, Pages 377, et seq., and such easements and setback lines of record in Plat Book 5200, Page 644 and as amended in Book 6900, Page 740, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2460 Scott Valley Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas G. Koppes and wife, Imelda Yago-Koppes, their heirs and assigns, forever; and I, Jeffrey W. Perry, unmarried do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of January, 1995.

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Jeffrey W. Perry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeffrey W. Perry, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

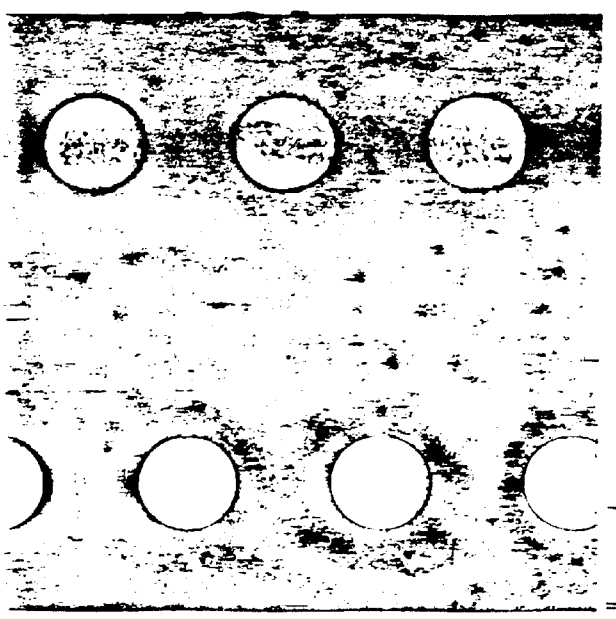
The actual value or consideration, whichever is greater, for this transfer is $ 36,000.00.

Imelda J. Hogg-Rogers
AFFIANT

Subscribed and sworn to before me this 30th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

7946 02/02 0101 03CHECK 142.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

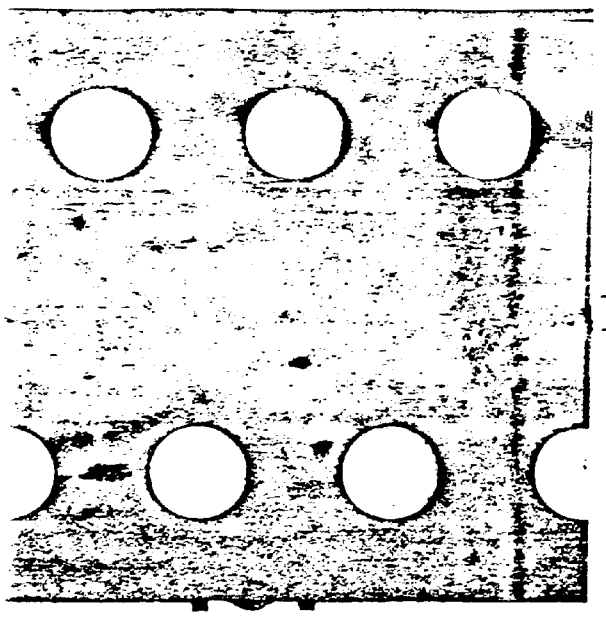
RECEIVED OF _____

FOR _____

BOOK 9586 PG 317

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	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
TOTAL	142.20
CHECK	142.20

02/02/95 01 10:52 0001 7946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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REGISTER
DAVIDSON COUNTY, TN.

No. 877701