WARRANTY DEED

book 9601 pg 251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES 9-21-96

(AFFIX SEAL)

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri G. Kooperman (NAME)	NationsBanc Mortgage Corporation (NAME)	104-5
118 Bowling Avenue (ADDRESS)	P.O. Box 630005 (ADDRESS)	314
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75263-0005 (CITY) (STATE) (ZIP)	26W 03040

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, The Schlanger Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherri G. Kooperman and husband, Martin A. Kooperman

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. 308 on the Plan of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 308 fronts 50 feet on the easterly side of Bowling Avenue and runs back between parallel lines 200 feet, more or less, to an alley.

Being the same property conveyed to The Schlanger Family Trust, LGE LSH by deed from Ester Weiss Schlanger, Executrix of the Estate of William Schlanger and Karen C. Dutton, Trustee of record in Book 9558, page 491, Register's Office for Davidson County, Tennessee. Under the will of William Schlanger**

This conveyance is subject to any and all existing easements of record.

** filed in the Probate Court for Davidson County, Tennessee, the Schlanger Family Trust was created appointing Linda S. Harris and Rita Gay Epstein as Trustees, with full right to convey.

36287

IDENTIF. & REFERENCE

95 FEB 23 AM 8:33

REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 118 Bowling Avenue, Nashville, TN 37205
(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 February 19 95

The Schlanger Family Trust
By: Linda S. Harris, Trustee

By: Rita Gay Epstein, Trustee
Rita Gay Epstein, Trustee

STATE OF TENNESSEE
COUNTY OF

BOOK 9691 PG 252

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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 Linda S. Harris, and Rita Gay Epstein, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustee and Trustee respectively of the The Schlanger Family Trust the within named bargainor, and corporation, and that theY as such Trustee and Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Linda S. Harris, as such Trustee, and attesting the same by the said Rita Gay Epstein as such Trustee.

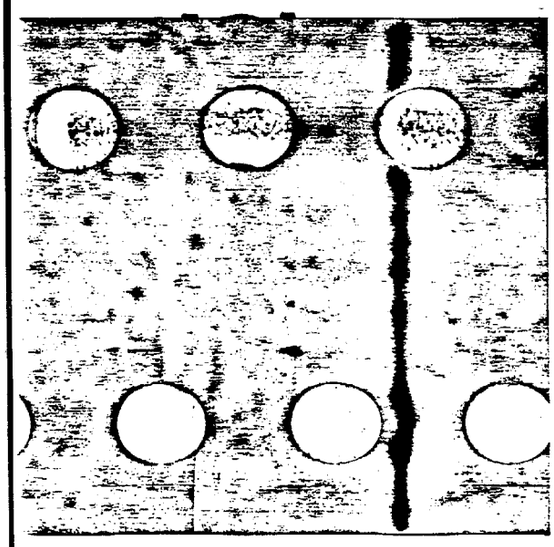
Witness my hand and official seal at office at Brentwood, TN on this the 17th day of February 19 95.

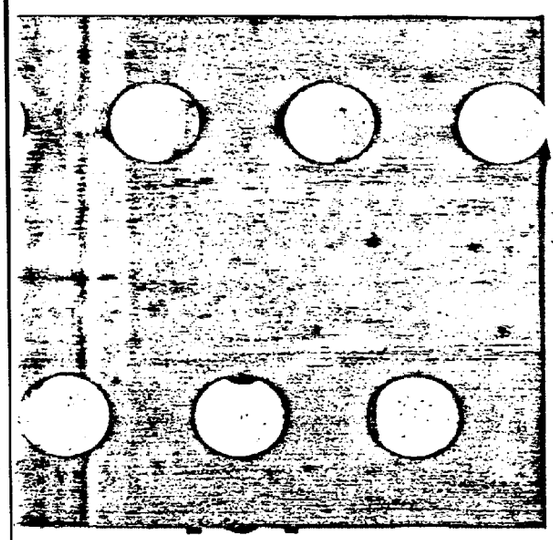
My commission expires 9-21-96

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

4025 02/23 01:01 03CHECK 527.00





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

RECEIVED OF _____

FOR _____

BOOK 9601 PG 253

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
	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	8.00
TOTAL	527.00
CHECK	527.00

02/23/95 01 08:32 0001 4025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36287
IDENTIF. & REFERENCE

95 FEB 23 AM 8:3
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 883713