BOOK 9840 PG 383

Box 44 **THIS INSTRUMENT PREPARED BY:** **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $390,000.00 Jack D. Kopald **AFFIANT** Subscribed and sworn to before me, this 26 day of October, 1995. Kay E. Farmer Notary Public My Commission Expires: 4/28/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Jack D. Kopald and Candice G. Kopald 188 Moultrie Park Nashville, TN 37205	SAME	116-08H-188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. ZONE AND WIFE MARGARET D. ZONE,** hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **JACK D. KOPALD AND WIFE, CANDICE G. KOPALD,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 188 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67 through 71, and amended in Book 5121, page 89; Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231 and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 558, Book 5657, page 687, Book 6571, page 849, and Book 6727, page 462, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Zone and wife, Margaret D. Zone by deed from Betty S. Binkley, an unmarried person of record in Book 7353, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes which have been paid by Grantor.

2. Matters shown on the Plan of record in Book 5050, pages 67 through 71, and amended in Book 5121, page 89; Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231 and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 558, Book 5657, page 687, Book 6571, page 849, and Book 6727, page 462, Register's Office for Davidson County, Tennessee

3. Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, all as contained in instrument of record in Book 4857, page 154, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 4857, page 157, Book 5152, page 401, Book 5514, page 138 and Book 55691, page 61, Register's Office for said County.

4. Sanitary Sewer Easement of record in Book 3400, page 63, Register's Office for said County.

5. Sanitary Sewer Easement of record in Book 4005, page 367, Register's Office for said County.

6. Sanitary Sewer Easement of record in Book 7061, page 100, Register's Office for said County.

7. Subject to an amendment to Ordinance No. 089-663, of record in Book 8116, page 6556. Register's Office for said County.

This is improved property known as 188 Moultrie Park, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 27th day of October, 1995.

Robert M. Zone

Margaret D. Zone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. ZONE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 1995.

Charlene E. Hugener
Notary Public

My Commission Expires: My Commission Expires NOV. 8, 1997

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET D. ZONE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of October, 1995.

Charlene E. Hugener
Notary Public

My Commission Expires: My Commission Expires NOV. 8, 1997

NOTARY PUBLIC AT LARGE

011655L
IDENTIFICATION REFERENCE

95 OCT 27 PM 1:28
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

1455.00 DEED TAX

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9840 PG 386

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

AMT
300000.00
CON TX 1443.00
PRFEE 1.00
MTGEE 12.00
TOTAL 1456.00
CHECK 1456.00

10 27 95 DL 13:33 0001 1466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011655 4
IDENTIFICATION REFERENCE

95 OCT 27 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 970131