BOOK 9853PG522

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

ANDERSON & JORDAN ESCROW CO., INC.
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the 2 day of November, 1995 by and between

WILLIAM E. COOPWOOD and SARITA G. COOPWOOD, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

RONALD COOPWOOD and LENORA COOPWOOD, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 212 ON THE PLAN OF ENCHANTED HILLS, SECTION 12, OF RECORD IN BOOK 4675, PAGE 165, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 212, WHICH IS A CORNER LOT, FRONTS 227.96 FEET ON THE SOUTHERLY MARGIN OF QUEENS LANE COURT AND FRONTS 185.00 FEET ON THE WESTERLY MARGIN OF EATONS CREEK ROAD, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 195.00 FEET ON THE SOUTHERLY LINE AND 181.00 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM E. COOPWOOD AND WIFE, SARITA G. COOPWOOD BY DEED FROM JOAN R. CRUZ AND DAWN R. JONES, RESIDENTS OF THE STATE OF NEW YORK AND THE STATE OF MARYLAND, RESPECTIVELY OF RECORD IN BOOK 6397, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AN TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

William E. Coopwood
WILLIAM E. COOPWOOD

Sarita G. Coopwood
SARITA G. COOPWOOD

INDIVIDUAL
STATE OF ~~TEXAS~~ Arkansas)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WILLIAM E. COOPWOOD and SARITA G. COOPWOOD, HUSBAND AND WIFE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of November, 1995.

Bobby L Daniel
Notary Public

Commission Expiration: 6-21-98

STATE OF ~~TEXAS~~ Arkansas Tennessee
COUNTY OF Miller Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandy Lang
Affiant

Subscribed and sworn to before me this 2 day of November, 1995.

Bobby L Daniel
Notary Public

Commission Expiration: 6-21-98

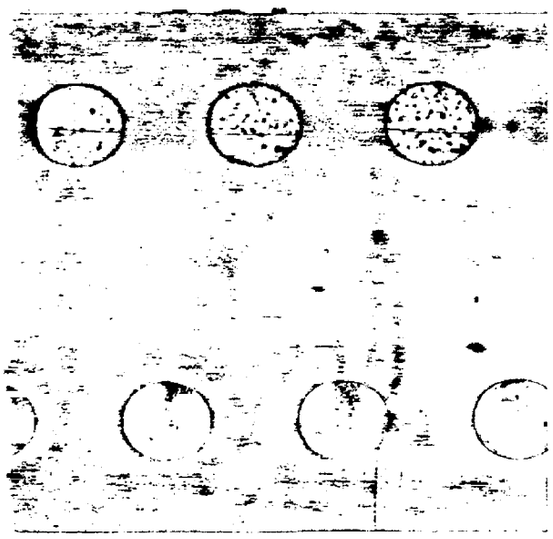
5898

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	RONALD COOPWOOD and LENORA COOPWOOD 4125 EATONS CREEK RD. NASHVILLE, TN. 37218	4125 EATONS CREEK RD. NASHVILLE, TN. 37218 MAP PARCEL NUMBER 69-2-95

WD-NEW.DOC
File No. 95-583

Title Co. T.G. No.

07 1101 CHECK 288.50





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

RECEIVED OF _____

FOR _____

BOOK 9853 PG 524

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

11/07/95 01 16:09 0001 5898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 NOV -7 PM 1:08
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0120678

No. 974505