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

File Box 24

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-3
PARCEL 97
2DX-01913

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, we, James L. Schwager and wife, Raymunda Schwager hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas G. Koppes and wife, Imelda G. 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. 18-A on the Zone Lot Division of Lots 16, 17 and 18, Plan of Edge-O-Lake Villa, of record in Plat Book 6900, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to James L. Schwager and wife, Raymunda Schwager, by deed from Title Escrow, Inc, Profit Sharing for the benefit of Harold Reeves of record in Book 9283, Page 100, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449; By-Laws and Articles of Incorporation of record in Book 6661, Page 377 et seq., and such easements and setback lines of record in Plat Book 6900, Page 605, said Register's Office.
Taxes for 1995 have been pro-rated and paid.

This is improved property known as 2408 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 G. Yago-Koppes, their heirs and assigns, forever; and we, James L. Schwager and wife, Raymunda Schwager 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of November, 1995.

James L. Schwager

Raymunda Schwager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Schwager and wife, Raymunda Schwager the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of November, 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 $ 31,000.00.

AFFIANT

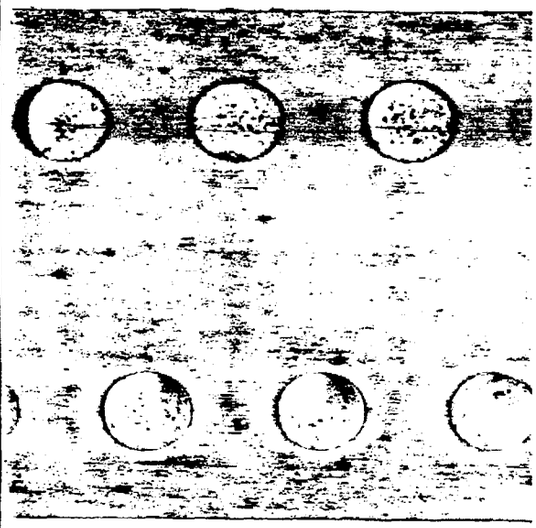
Subscribed and sworn to before me this 17th day of November, 1995.

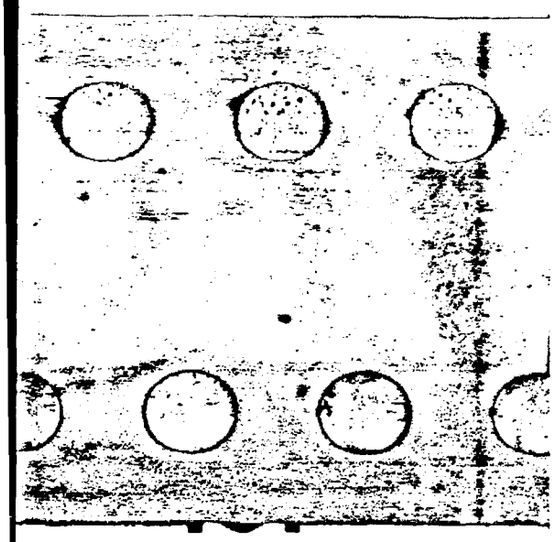
NOTARY PUBLIC
My Commission Expires: 3/22/97

0125076
IDENTIF. # REFERENCE

95 NOV 21 AM 11:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

0687 11/21 0101 03CHECK 123.70





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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 701

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 31000.00
CON TX 1114.70
ERR CO
CON TX 1114.70-
CON TX 114.70
PRFEE 1.00
WDEED 8.00
TOTAL 123.70
CHECK 123.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11/21/95 01 1111 0001 0687

0125076
IDENTIFICATION REFERENCE

95 NOV 21 AM 11:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 979228