Box 40-13

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9925 PG 336

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,208.18

Brandy Victoria Armstrong
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF January, 19 96

Harold W. Pamell
NOTARY PUBLIC

My Commission expires: 12-13-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brandy Victoria Armstrong (NAME)	Brandy Victoria Armstrong (NAME)	Map 83-6
215 Chapel Avenue (ADDRESS)	215 Chapel Avenue (ADDRESS)	Par. 90
Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	27W-04000

Warranty Deed

For and in Consideration of the sum of $ 30,208.18 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

PAUL M. COPELAND, a single person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BRANDY VICTORIA ARMSTRONG, a single person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for said County, made by Erle Drake, County Surveyor, May 2, 1923.

Said Lot No. 12 fronts 50 feet on the westerly side of Chapel Avenue and extends back between parallel lines 165 feet to a 15 foot alley.

Being the same property conveyed to Robert F. Copeland by deed from Gracie Mai Allen of record in Book 5852, page 838, said Register's Office. The said Robert F. Copeland having since died on December 14, 1995 with this wife, Annie Elizabeth Copeland having died on August 3, 1995. Robert F. Copeland having left a will of record in Will Book 203, page 63, Probate Court Clerk's Office for Davidson County, Tennessee, in which the subject realty was devised to Paul M. Copeland.

This is unimproved ( ) improved (X) property, known as 215 Chapel Avenue, Nashville, Tennessee. 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22nd day of January, 19 96.

X Paul M Copeland

9925

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9925 PG 337

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paul N. Copeland, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of January, 19 96.

My Commission expires:
12-13-97

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

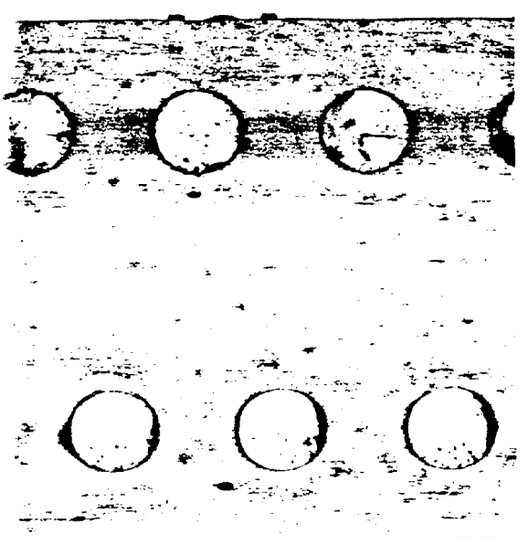
IDENTIF. ↑ REFERENCE 0143366

96 JAN 23 PM 2:

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OK(D) 01/23 0101 01 CHECK 120.77

337



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

RECEIVED OF _____

FOR _____

BOOK 9925 PG 338

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 30208.18
CON TX 111.77
PRFEE 1.00
WDEED 8.00
TOTAL 120.77
CHECK 120.77

01/23/96 01 14:28 0001 0480



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143366
IDENTIF. ↑ REFERENCE

96 JAN 23 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 998756