FILE BOX 45
File Box #

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

BOOK 9984 PG 776

ADDRESS NEW OWNER:
Angela D. Copeland
316 Timberway Circle
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunBelt National Mortgage
2974 LBJ Freeway, Suite 200
Dallas, TX 75234

MAP AND PARCEL:
MAP 108 7B
PARCEL 91 CO
03D-91713

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cindy L. Day, now Lopez, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Angela D. Copeland, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit No. 91 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and recorded in Plat Book 5200, Page 342, and by Instrument of Clarification at Book 6561, Page 141, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of TIMBELAKE CONDOMINIUMS as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.
>
> Being the same property conveyed to Cindy L. Day, by deed from Frederick T. Pointer, unmarried, of record in Book 8934, Page 675, Register's Office for Davidson County, Tennessee.

0367 03/20 0101 03CHECK 212.50

This is the same description as in previous deed of record.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Timber Lake Condominiums, of record in Book 6549, page 475; Instrument of Clarification of record in 6561, Page 141; By-Laws of record in Book 6549, Page 520; Charter of record in Book 6549, Page 537; Instrument of Correction of record in Book 7153, Page 617; Appointment of Substitute Trustee of record in Book 8504, Page 609; such easements and setback lines of record in Plat Book 5200, Page 342, said Register's Office.

Easement for Television Cable of record in Book 6587, Page 204, said Register's Office.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

Thomas M. Lopez joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 316 Timberway Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Angela D. Copeland, unmarried, her heirs and assigns, forever; and we, Cindy L. Day Lopez and husband, Tomas M. Lopez do covenant with the said Grantee 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 Grantee, her 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.

BOOK 9984 PG 777

Witness our hands this the 15th day of March, 1996.

Cindy L. Day Lopez
Cindy L. Day Lopez

Tomas M. Lopez
Tomas M. Lopez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cindy L. Day Lopez and Thomas M. Lopez, 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 15th day of March, 1996.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Patricia Nicholls
NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Angela D. Copeland
AFFIANT

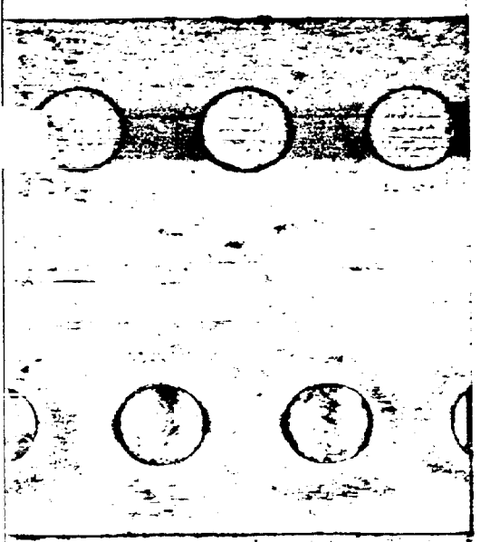
Subscribed and sworn to before me this 15th day of March, 1996.

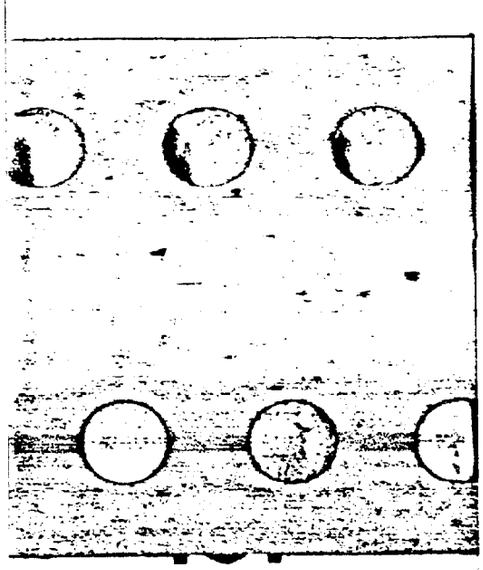
Patricia Nicholls
NOTARY PUBLIC
My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

96 MAR 20 PM 12:19
DAVIDSON COUNTY, TN.

0161894
IDENTIF. ↑ REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9984 PG 778

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

~~03/20/96 01 12:20 0001 0367~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161894
IDENTIF. ↑ REFERENCE

96 MAR 20 PM 12:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1018414