PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10022 PG 23

W & I Ref: (mn) Title No: 37623
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Luann Marie Revenew John J. Majeski 213 Andover Way Nashville, Tennessee 37221	Standard Federal Bank 2600 W Big Beaver Road Troy, MI 48084

TAX MAP-PARCEL NUMBERS: 142-16-B-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Copeland, as Trustee, of the Leon H. Copeland Testamentary Trust, and Michael L. Copeland, Individually and spouse, Joanne M .Copeland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luann Marie Revenew and spouse, John J. Majeski,** hereinafter called the **Grantee**, Grantee's 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. 4 on the plan of Arlington Green Phase I of record in Book 6900, page 399 and amended in book 7517, page 281, Register's Office for said County.

SAID Lot No. 4 fronts 75.00 feet on the southerly margin of Andover Way and extends back between parallel lines 133.00 feet to a dead line.

BEING the same property conveyed to Leon H. Copeland, unmarried, and Michael L. Copeland and wife, Joanne M. Copeland by deed from Michael E. Collier and wife, Sandra L. Collier of record in Book 8869, page 232, Register's Office for said County.

Leon H. Copeland has since died, unmarried and testate, leaving Michael L. Copeland as Trustee with full power to convey by Will of record in the Circuit Court of Jackson County, Missouri, Probate Division, Estate No. 35123, a certified copy of said Will being of record in Book 9635, page 972. Register's Office for Davidson County, Tennessee. Letters Testamentary were issued to the said Michael L. Copeland on April 21, 1993, a certified copy being of record in Book 9635, page 992, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8120, Page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, by-laws amended in Book 8180, page 232, said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 213 Andover Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of April, 1996.

Michael L. Copeland, Trustee

Michael L. Copeland

Joanne M. Copeland

State of Tennessee
County of Davidson

On this 1st day of April, 1996, before me the undersigned authority, personally appeared **Michael L. Copeland, Trustee, Michael L. Copeland and Joanne M. Copeland** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/96

Notary Public

27:3 04/22 3:01 030 HEDY 767.50

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205000.00

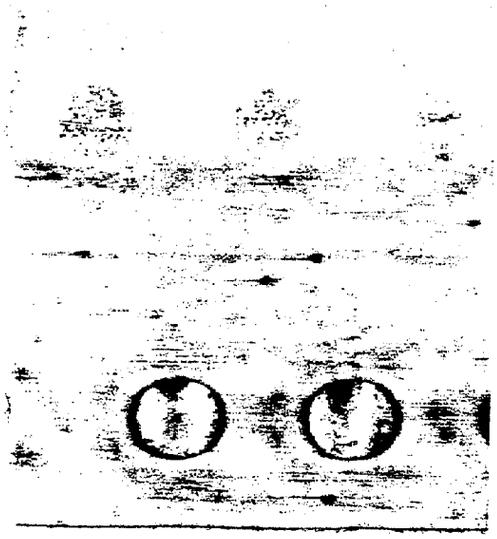
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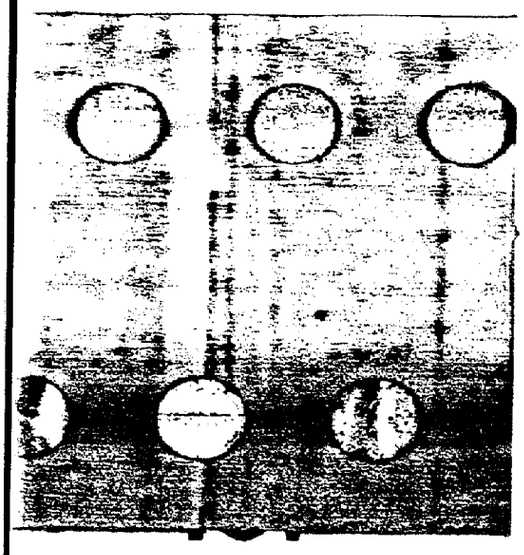
Sworn and subscribed before me on the 1st day of April, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/96

017347O
IDENTIFICATION REFERENCE
96 APR 22 AM 9:
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

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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
	205000.00
CON TX	758.50
PRFEE	1.00
MTEED	8.00
TOTAL	767.50
CHECK	767.50

04/22/96 01 09:28 0001 2763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173470
IDENTIF. ↑ REFERENCE

96 APR 22 AM 9:26

REGISTER
DAVIDSON COUNTY, TN.

No. 1030696