RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

This Instrument Prepared by P. Cleary
8 Penn Center
Philadelphia, PA 19103

AREL-00349

WARRANTY DEED

BOOK 10054 PG 275

Map 172-01-A
Parcel 59

THIS INDENTURE, made this 4-15th day of April, A.D., 19 96, between **JAMES E. CULLOP, JR. and BONNIE S. CULLOP, Husband and Wife**

Tennessee, First Parties, and

CARL EDWARD GARRINGER, unmarried

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN and no/100---------- ($ 10.00 ----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in the Davidson County, Tennessee, being Lot No. 59 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

BEING the same premises which Advantage Builders, Inc., a TN Corporation, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 9463, Page 247&c., granted and conveyed unto James E. Cullop, Jr. and Bonnie S. Cullop, Husband and Wife, in fee.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) James E. Cullop, Jr. (L.S.)
James E. Cullop, Jr.

_____(L.S.) Bonnie S. Cullop (L.S.)
Bonnie S. Cullop

STATE OF ~~TENNESSEE~~ Florida }
COUNTY OF Duval }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JAMES E. CULLOP, JR. and BONNIE S. CULLOP, Husband and Wife**, the within named bargainor, 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 and official seal at office, in Duval County, this 15th day of April 19 96

Diane M. Compton
Notary Public

My Commission expires 9-20-99

Diane M. Compton
MY COMMISSION EXPIRES SEPTEMBER 20, 1999
#CC 497043
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

THE NAME AND ADDRESS OF PROPERTY OWNER:

CARL EDWARD GARRINGER

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF TAXES:

CARL EDWARD GARRINGER
140 NICKLEBY DOWN
BRENTWOOD TN 37027

MAP AND PARCEL NUMBER 172-01-A
59 CO

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration of true value of this transfer, whichever is greater, is $190,000.00.

Carl Edward Garringer
Affiant
By Atty-in-Fact

Sworn to and subscribed before me this 16th day of May, 1996.

Notary Public
My Commission Expires:

EXHIBIT 'A'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 172-01-A, PARCEL 59, 1711.13).

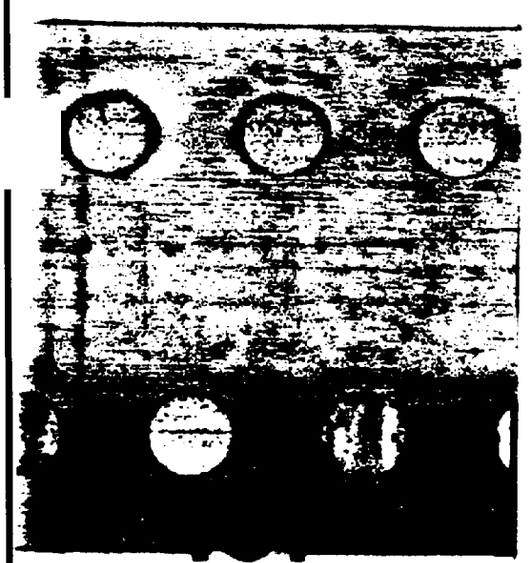
2. All matters set forth on the Plan of record in Book 6900, page 555-559, Register's Office for Davidson County, Tennessee, which includes a 20-foot minimum building setback line from Nickleby Court, a 20-foot minimum building setback line from the rear line and a 5-foot minimum building setback line from each side line.

3. Declaration of Covenants and Restrictions, of record in Deed Book 6779, Page 296, re-recorded in Book 6783, page 973, and amended in Book 7071, page 482, and Book 7208, page 889, Register's Office for JAVIDSON County, Tennessee.

4. Charter of Copperfield Homeowner's Association, Inc., of record in Book 7206, page 824, said Register's Office, and Articles of Amendments by the said homeowner's association of record in Book 7496, page 162, and Book 7500, page 491, said Register's Office.

0183099
IDENTIF. + REFERENCE
96 DEC 20 AM 9:11
DAVIDSON COUNTY, TN.
[illegible] 33C4ECK





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 278

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 190000.00
CON TX 703.00
PRFEE 1.00
MTGFEE 12.00
TOTAL 716.00
CHECK 716.00

05/20/96 01 09:13 0001 3102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183099
IDENTIF. ↑ REFERENCE

96 MAY 20 AM 9:11
REGISTER
DAVIDSON COUNTY, TN.

No. 1041048