This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

BOOK 10063 PG 481

Address new owner as:	Send tax bills to:	Map-Parcel
Nordean S. Copas	Same	Map 43-9
109 Duling Avenue		Par 256/255
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jerry Sherrill and Ray Wilson, Co-Executors of the Estate of Ivan O. Baker, Deceased, (the "Grantors") pursuant to the authority and directions of the will and the statutes in such cases, have this day bargained and sold, and does hereby transfer and convey to Nordean S. Copas and wife Edith S. Copas, (the "Grantees") their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot Nos. 19 and 20 on Block "B" on the Plan of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Said County, to which reference is made for a complete description.

Being the same property conveyed to Ivan O. Baker, by deed from Marian L. Kieffer (a/k/a Marion L. Kieffer and M.L. Kieffer) and wife, Margaret M. Kieffer of record in Book 9771, page 724, Register's Office for Davidson County, Tennessee. Jerry Sherrill and Ray Wilson are the regularly appointed Co-Executors of the Estate of Ivan O. Baker, Deceased, having been appointed the same in a proceeding in the Probate Court of Davidson County, Tennessee, being No. 95P-987.

This is improved property located at 113 Duling Avenue, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Madison Church of Christ, an unincorporated religious organization, as beneficiary under the Last Will and Testament of Ivan O. Baker, joins in the execution of this instrument for the purpose of transferring all its right, title and interest in the above described real property to the grantees.

Real Estate taxes for the current year have been prorated and assumed by the Grantee.

IN WITNESS WHEREOF, the said executors have hereunto subscribed their names and Madison Church of Christ has caused its name to be signed hereto by a duly authorized officer on this 27TH day of May, 1996.

MADISON CHURCH OF CHRIST

By: _____
JERRY SHERRILL
Business Administrator

_____
RAY WILSON, Co-Executor of the
Estate of Ivan O. Baker, Deceased

_____
JERRY SHERRILL, Co-Executor of the
Estate of Ivan O. Baker, Deceased

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10063 PG 482

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Wilson and Jerry Sherrill, Co-Executors of the Estate of Ivan O. Baker, Deceased, the within named 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 instrument for the purpose therein contained.

Witness my hand, at office, this 27th day of May, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Sherrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Business Administrator of the Madison Church of Christ, the within named bargainor, and that he, being authorized so to do, executed the within instrument for the purpose therein contained by signing thereto the name of the Madison Church of Christ.

Witness my hand, at office, this 27th day of May, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $41,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of May, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

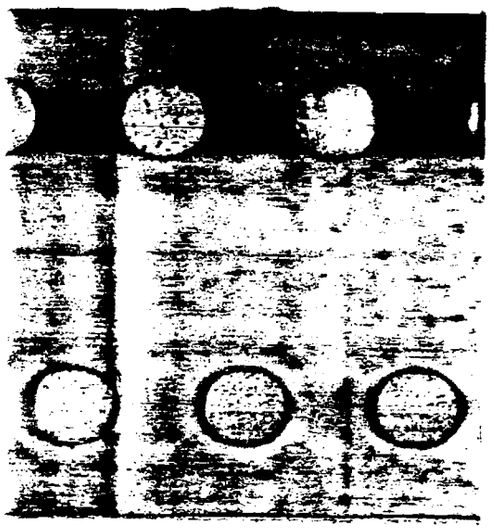
My Commission Expires NOV. 27, 1999

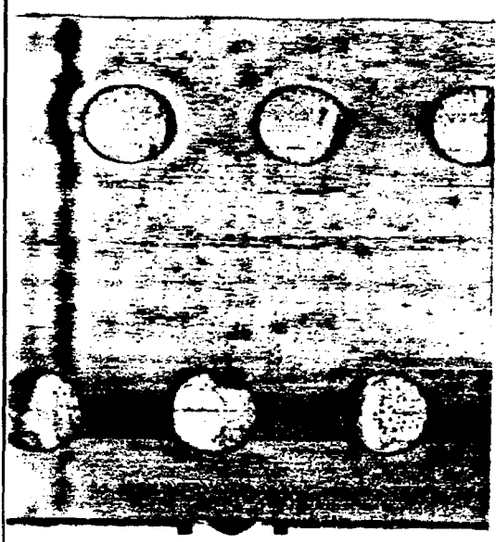
96 MAY 29 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0185980
IDENTIF. & REFERENCE

5188 05/29 0101 03CHECK 160.70





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 483

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 41000.00
				CON TX 151.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 160.70
				CHECK 160.70
			05/29/96 01	08:44 0001 6188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185980 IDENTIF. # REFERENCE

96 MAY 29 AM 8:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044101