0198540

BOOK 10105 PG 81

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

96 JUL -1 PM 12:55

AREL-00352

Map -Parcel
172-01-A-131

Send Tax Bills To:
Chase Manhattan Mortgage Corp.
200 Old Wilson Bridge Rd.
Worthington, OH 43085

WARRANTY DEED

Address of New Owner:
Eve Lorraine Tapia
615 Copperfield Court
Brentwood, TN 37027

THIS INDENTURE, made this 5 day of April, A.D., 1996, between **LEWIS J. PETICCA and PATRICIA H. PETICCA, Husband and Wife**

Tennessee, First Parties, and

EVE LORRAINE TAPIA

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 Davidson County, Tennessee, being Lot No. 131 on the Plan of Copperfield, Revised, as of record in Book 6900, pages 555 through 559, Register's Office for said County. to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same premises which Barbara A. Burton Watson, Unmarried, by Deed dated January 30, 1995 and recorded in Davidson County, Tennessee in Deed Book Volume 9585, Page 493&c., granted and conveyed unto Lewis J. Peticca and Patricia H. Peticca, 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.) Lewis J. Peticca (L.S.)

_____(L.S.) Patricia H. Peticca (L.S.)

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **LEWIS J. PETICCA and PATRICIA H. PETICCA, 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 Davidson County, this 7 day of June 19 96

Notary Public

My Commission expires 6-27-97

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER EVE LORRAINE TAPIA
ADDRESS _____

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
_____
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $200,000.00. Affiant _____.

Subscribed and sworn to before me this 21st day of June 1996.

Notary Public _____
My Commission Expires: 1-25-97

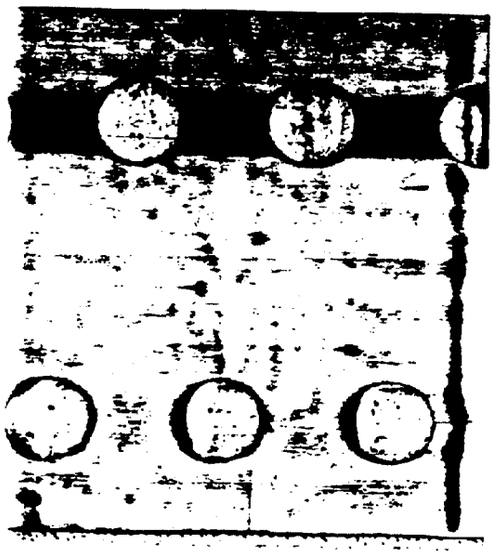
EXHIBIT 'A' BOOK 10105 PG 83

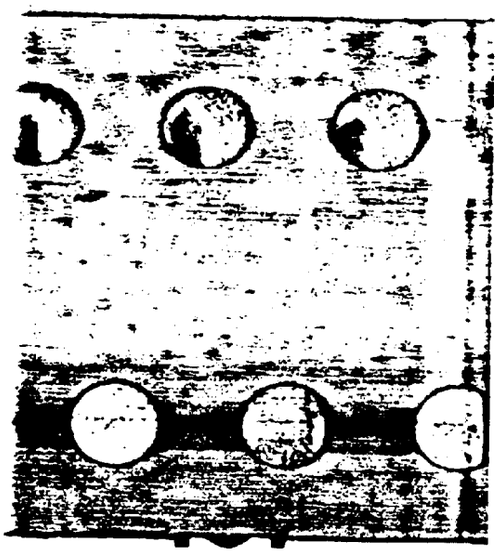
1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable.

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 10-foot public utility easement along the rear line, a 20-foot minimum building setback line from Copperfield Court 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 296, and amended in Book 7071, page 482, and Book 7208, page 889, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Copperfield Homeowner's Association, Inc., of record in Book 7200, 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.





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

RECEIVED OF _____

FOR _____

BOOK 1010 PG 84

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
			MAMT	
				200000.00
			ERR CO	
			MAMT	
				200000.00-
			CAMT	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	753.00
			CHECK	753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/96 01 12:57 0001 9750

0198540 IDENTIFICATION REFERENCE

96 JUL -1 PM 12:55

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

No. 1057491