BOX 19B
96-7-6A
BOOK 10116 PG 938

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Christy L. Kopko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 96

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID KOPKO (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 096-11-0-A
331 Hickory Place (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 028co
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	FB 03DZ-86176

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. LEVETTE SANDERS, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID KOPKO, A MARRIED PERSON, AND CHRISTY L. KOPKO, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. D-4 on the Plan of Hickory Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and the Amendment to the Master Deed, of record in Book 6472, Page 435, and rerecorded in Book 6476, Page 663, amended in Book 6654, Page 910, and corrected in Book 6759, Page 533, and further amended in Book 7015, Page 182, Book 7015, Page 187, and Book 7015, Page 192, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "B" of said Amendment to the Master Deed, for a more complete identification and description of such Unit.

BEING the same property conveyed to M. Levette Sanders, a married person, by Deed from Janet Hyde Rinehart and husband, R. L. Rinehart (the said Janet Hyde Rinehart being the former Janet L. Hyde), of record in Book 8812, Page 333, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

CONTINUED

unimproved ( )
This is improved (X) property, known as 331 Hickory Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand & seal this 3rd day of July 19 96

M. LEVETTE SANDERS
By: M. Levette Sanders by Nancy J. Hamlett
NANCY J. HAMLETT, ATTORNEY-IN-FACT

SAMUEL SANDERS
By: Samuel Sanders
NANCY J. HAMLETT, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 1996, before me personally appeared Nancy J. Hamlett, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of M. LEVETTE SANDERS, and acknowledged that she executed the same as the free act and deed of the said M. LEVETTE SANDERS.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of July, 1996, before me personally appeared Nancy J. Hamlett, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SAMUEL SANDERS, and acknowledged that she executed the same as the free act and deed of the said SAMUEL SANDERS.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7-24-99

LEGAL DESCRIPTION CONTINUATION

thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6472, Page 456, said Register's Office; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Place Condominiums, of record afore-mentioned; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SAMUEL SANDERS, spouse of the above named M. Levette Sanders, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

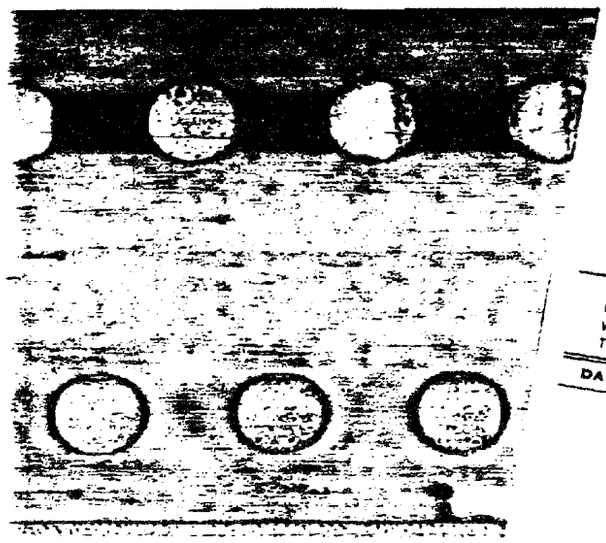
THIS instrument is being executed in behalf of M. Levette Sanders and husband, Samuel Sanders pursuant to a Power of Attorney executed by same on the 18th day of June, 1996, and being filed for record simultaneously herewith.

0202131
IDENTIFICATION REFERENCE

96 JUL 10 PM 2:15

REGISTER

364 27/20 0101 03CHECK 267.53



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

RECEIVED OF _____

FOR _____

BOOK 10116 PG 940

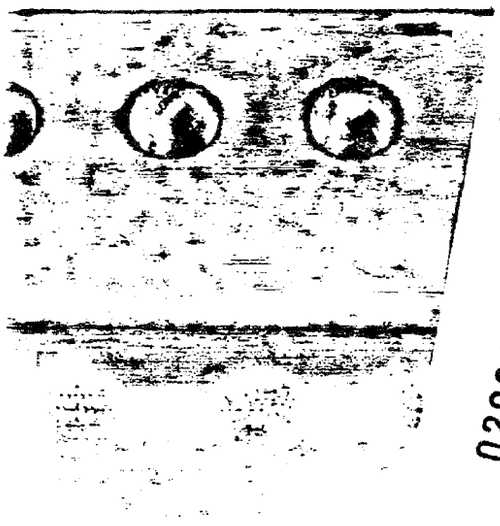
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

07/10/96 01 14:24 0001 3614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0202131
IDENTIF. & REFERENCE

96 JUL 10 PM 2:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1061317