This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Thomas G. Koppes and Imelda Yago-Koppes
P. O. Box 171071
Nashville, TN 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-3
PARCEL 110
2DX-01925

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas G. Koppes and wife, Imelda Yago-Koppes, as tenants by the entirety, 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 Lot No. 7-B on the Zone Lot Division of Lots 7 and 8, on the Plan of Edge-O-Lake Villa, of record in Plat Book 6900, Page 606, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves, by deed from Gene Floyd Trustee, of record in Book 10121, Page 0024 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6275, Page 449; By-Laws of record in Book 6661, Page 377; Agreement to Maintain Private Road of record in Book 6149, Page 138; Charter of record in Book 6661, Page 377, and such easements and setback lines of record in Plat Book 6900, Page 606, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2456 Scott Valley Drive, Nashville, TN 37117.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas G. Koppes and wife, Imelda Yago-Koppes, their heirs and assigns, forever; and Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of July, 1996.

Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves

[redacted] Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves as Trustee of Title Escrow, Inc. Profit Sharing for the benefit of Harold Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

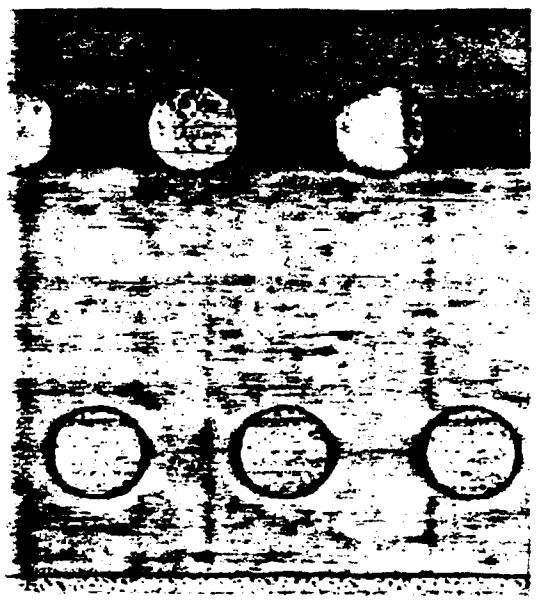
Subscribed and sworn to before me this 9th day of July, 1996.

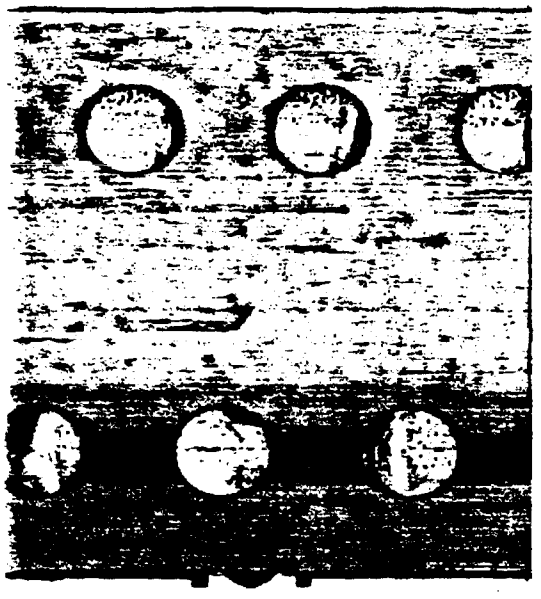
NOTARY PUBLIC
My Commission Expires: 3/22/97

0203830
IDENTIF. & REFERENCE

96 JUL 15 PM 1:19

157.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10121 PG 609

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00
07/15/96 01 16:25 0001 5515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203830
IDENTIF. ↑ REFERENCE

96 JUL 15 PM 4:19

REGISTER
DAVIDSON COUNTY, TN.

No. 1063191