0208323

IDENTIF. ↑ REFERENCE

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

File Box 24

96 JUL 29 PM 1:22

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-03
PARCEL 121
02DX-01936

WARRANTY DEED

BOOK 10135 PG 781

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, I, Elvie Foster, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas G. Koppes and wife, Imelda G. 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. 18-B, Zone Lot Division of Lots 16, 17 and 18, on the Plan of Edge-O-Lake Villa, of record in Plat Book 6900, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Elvie Foster, by deed from Harold Reeves, unmarried, of record in Book 8435, Page 233, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to Covenants of record in Book 6275, Page 449; Articles of Incorporation of record in Book 6661, Page 377; By-Laws of record in Book 6661, Page 384; and Restrictions, Notes and easements and setback lines, of record in Plat Book 6900, Page 605; and Agreement to Maintain Road of record in book 6149, Page 138, said Register's Office.

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

Raymunda Schwager executed this instrument on behalf of Elvie Foster, unmarried, pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 2410 Scott Valley Drive, Nashville, TN 37217.

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 G. Yago-Koppes, their heirs and assigns, forever; and I, Elvie Foster, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 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 26th day of July, 1996.

Elvie Foster by Raymunda Schwager
Elvie Foster, by Raymunda Schwager, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Raymunda Schwager with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that I executed the within instrument for the purposes therein contained, and who further acknowledged that I is the Attorney-in-Fact 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, at office, this the 26th day of July, 1996.

Jane W. Floyd
Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

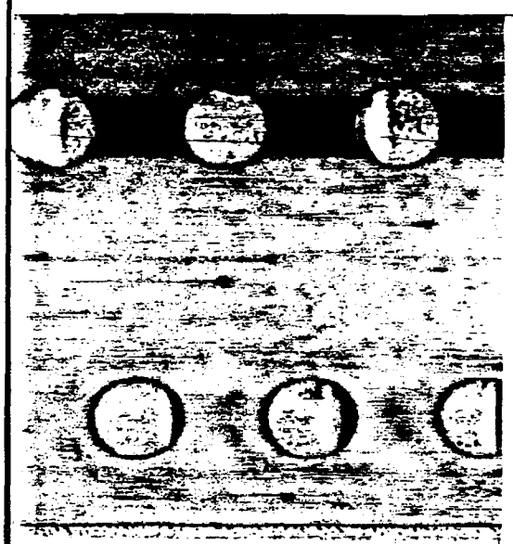
The actual value or consideration, whichever is greater, for this transfer is $ 37,180.33.

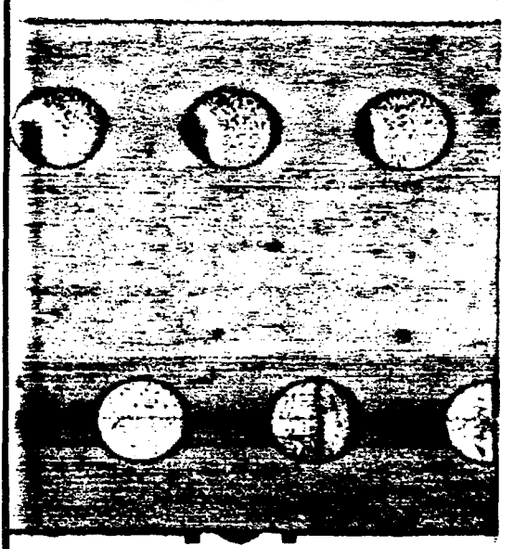
Imelda J. Yap-Lopez
AFFIANT

Subscribed and sworn to before me this 26th day of July, 1996.

Jane W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

3360 07/29 0101 03CHECK 146.64





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

RECEIVED OF _____

FOR _____

BOOK 10135 PG 783

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 37180.33
				CON TX 137.64
				PRFEE 1.00
				WDEED 8.00
				TOTAL 146.64
				CHECK 146.64
			07/29/96 01	13:24 0001 0360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208323
IDENTIF. ↑ REFERENCE

96 JUL 29 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1067963