Document Prepared by
Houston Ezell Corporation
P O Box 3067
Brentwood,

Send Tax Notices
Owner
P O Box 171071
Nashville, TN 37217

Map 149-3
Parcel 83.0

BOOK 10164 PG 382

WARRANTY DEED

For good consideration, we the **Houston Ezell Corporation, formerly Land Investment and Development Corporation** of Brentwood, County of Williamson, State of Tennessee, hereby bargain, deed and convey to **Thomas G. Koppes and Imelda G. Yago-Koppes**, of Nashville, County of Davidson, State of Tennessee, the following described land in Davidson County, free and clear with WARRANTY COVENANTS; to wit: Lot 4 Scott Valley Dr., Nashville, TN 37217, Being Lot 4 on the plan of Edge-O-Lake Villa as of record in Book 5200, Page 644, Register's office for Davidson County, Tennessee, reference to which is here made for a more complete and accurate description of said property.

Being part of the same property conveyed to Land Investment and Development Corporation by deed from African Christian Schools Foundation of record in Book 6143, Page 939, Register's Office for Davidson County, Tennessee and re-recorded in book 6213, Page 401, said Register's Office.

This property is conveyed subject to Restrictive Covenants of record in Book 6275, Page 449, said Register's Office, the Plan of Record in Book 5200, Page 644, said Register's Office, to which reference is made and which contains certain setback lines and easements thereon and an Agreement to Maintain of record in Book 6149, Page 138, said Register's Office.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

This is un-improved property and subject to 1996 property taxes.

WITNESS its hand on this 14th day of August, 1996.

By: _____ President
Houston Ezell Corporation

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State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00 . Affiant Ingrida L. Hoffmann
Subscribed and sworn to before me on this the 22nd day of August 1996.
~~Notary Public~~ B. Edwards - Dep Reg. ~~Commission Expires~~: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Ted Sanders, with whom I am personally acquainted, and who upon his oath acknowledged himself to be President of Houston Ezell Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ted Sanders as such President.

Notary Public Mrs. Douglas L. Sanders Commission Expires 5/24/97

PICK-UP

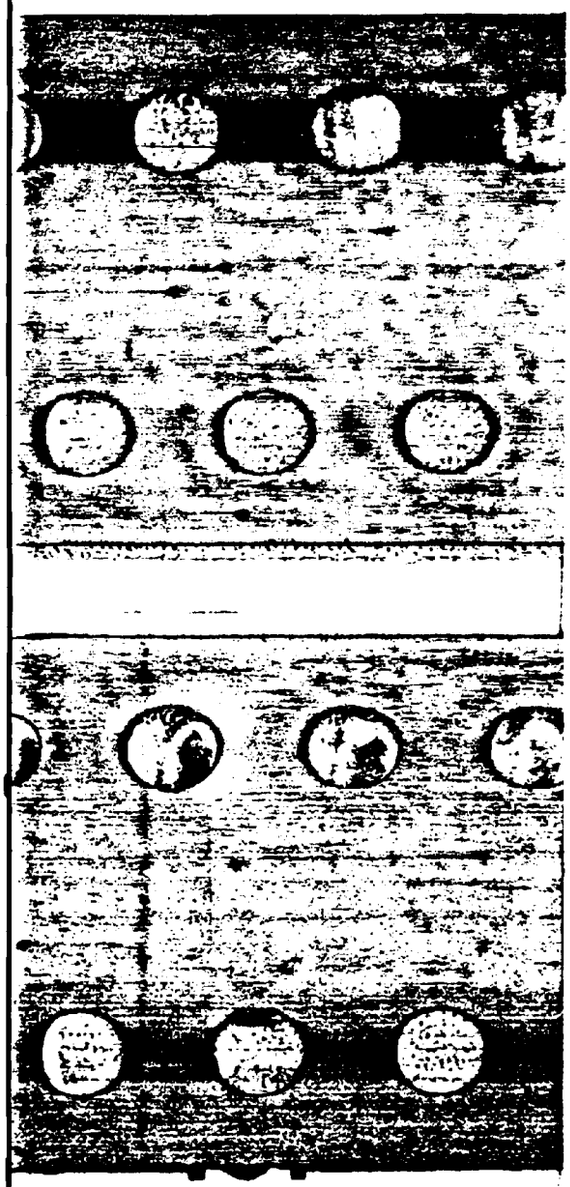
9735 08/22 0101 03CHECK 46.00

96 AUG 22 AM 11:05

02117079

IDENTIFICATION REFERENCE

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



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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 384

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	10000.00
			CON TX	37.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	46.00
			CHECK	46.00
08/22/96		01	11:09 0001	9735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02117079
IDENTIF. ↑ REFERENCE

96 AUG 22 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022293