THIS INSTRUMENT PREPARED BY:

GARY D. COPAS
Attorney at Law
109 Duling Avenue
Madison, Tennessee

ADDRESS NEW OWNERS AND SEND TAX BILLS TO:

Mr./Mrs. Robert M. Bandy

916 Sun Valley Drive

Madison, Tennessee 37115

PROPERTY ADDRESS:

113 Duling Avenue/

Duling Avenue, Madison

IMPROVED PROPERTY: YES(X) NO( )

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10386 PG 762

The actual consideration for this transfer or the value of the property, whichever is greater, is **$47,000.00**.

Robert M Bandy
AFFIANT

SWORN TO AND SUBSCRIBED before me this 23rd day of December, 1996.

Gary D. Copas
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 9-28-97

MAP NO.: 043-09-0

PARCEL NOS.: 255/256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Seven Thousand and No/100 Dollars ($47,000.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, we, **NORDEAN S. COPAS** and wife, **EDITH S. COPAS**, have this day bargained and sold, and by these presents do hereby convey, to **ROBERT M. BANDY** and wife, **LINDA L. BANDY**, their heirs and assigns, the following tracts or parcels of land, together with all improvements thereon, situated and lying in Davidson County, Tennessee, and described to-wit:

BEING Lot Nos. 19 and 20 on Block "B" on the Plan of Woodlawn Estates as of record in Book 843, Page 82, Register's Office for said County, to which reference is made for a complete description.

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

DEED REFERENCE: BEING the same property conveyed to Nordean S. Copas and wife, Edith S. Copas, by deed from Jerry Sherrill and Ray Wilson, Co-Executors of the Estate of Ivan O. Baker, Deceased, recorded on May 29, 1996, in Book 10063, Page 481, in the Register's Office for Davidson County, Tennessee.

BOOK 10386 PG 763

TO HAVE AND TO HOLD the said real property together with all buildings and improvements thereon or hereafter erected thereon, and all rights, appurtenances, estate, title and interests thereto, belonging to the said Robert M. Bandy and wife, Linda L. Bandy, their heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the said real property in fee simple; that we have a good and lawful right to convey it; and that 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 real property to the said Robert M. Bandy and wife, Linda L. Bandy, their heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTORS shall pay all 1996 real property taxes.

IN WITNESS WHEREOF, we have hereunto set or hands this 23rd day of December, 1996.

Nordean S. Copas
NORDEAN S. COPAS

Edith S. Copas
EDITH S. COPAS

97 DEC 20 PM 2:53
FELIX GRILLI REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE

0285069

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Gary D. Copas , a Notary Public in and for said State and County, **Nordean S. Copas** and wife, **Edith S. Copas**, the within named bargainors, 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 Madison, Tennessee, this the 23rd day of December, 1996.

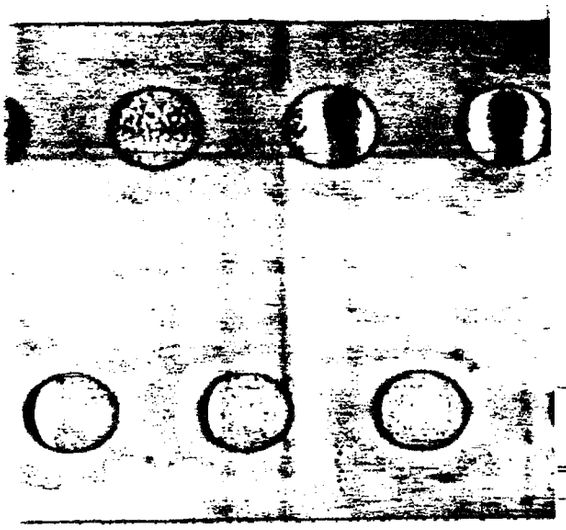
9327 12/20 0101 03CHECK 182.00

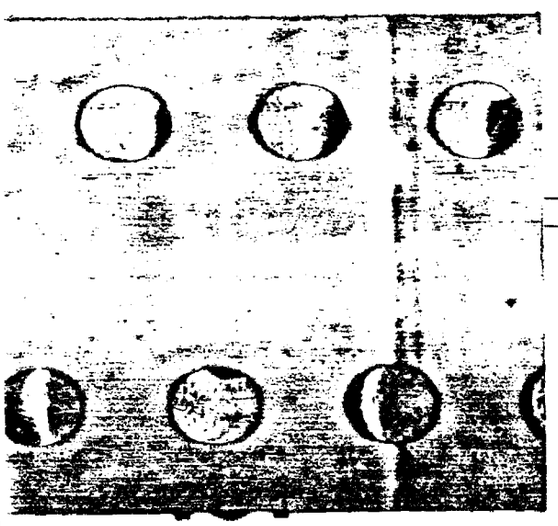
Gary D. Copas
NOTARY PUBLIC

My commission expires:
9-28-97

C:\COP99\DEED

GARY D. COPAS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 764

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

03/20/97 01 14:56 0001 9327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285069
IDENTIF. # REFERENCE

97 MAR 20 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129641