Box 11

WARRANTY DEED

BOOK 10578 PG 352

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF August 19 97

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
BICENTENNIAL TITLE & ESCROW, 1314 Fifth Ave. North, Suite 100, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Johnson (NAME)	Citizens Savings Bank & Trust (NAME)	4-183
Lot 1 Coopertown Farms (ADDRESS)	2013 Jefferson Street (ADDRESS)	
Joelton, TN (CITY) (STATE) (ZIP)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	

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, Jeffery S. Copeland and wife, Kimberley R. Copeland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marilyn Johnson and husband, Vernon Johnson

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:

SEE ATTACHED EXHIBIT "A"

9748 08/22 0101 03DHEON 13.20

0340243
IDENTIF. ↑ REFERENCE

97 AUG 22 AM 9:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as Lot 1 Coopertown Farms, Joelton, TN
(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 s this 19th day of August 19 97

Jeffery S. Copeland

Kimberley R. Copeland

BOOK 10578 PG 353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffery S. Copeland and wife, Kimberley R. Copeland

the bargainor S, 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 Nashville, Tennessee, this 19th day of August, 19 97.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Exhibit "A"

LAND in Davidson County, Tennessee, being Tract 1 of Coopertown Farms, and being more particularly described according to a survey by Joe M. Cummings, License No. 1513, dated February 18, 1994, as follows:

BEGINNING at an iron pin at the intersection of the easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489 page 930 in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 mile along said right-of-way from its intersection with White's Creek Pike; Thence, with said boundary line, North 12 degrees 46 minutes 53 seconds West 881.62 feet to an iron pin; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; Thence, continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; Thence South 23 degrees 29 minutes 36 seconds East 175.32 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; Thence, with said curve, southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; Thence, with said curve and right-of-way, southwesterly an arc distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; Thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds West 22.76 feet to the beginning of a curve concave to the northwest and having a radius of 244.01 feet; Thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; Thence, South 65 degrees 41 minutes 34 seconds West 141.84 feet to the BEGINNING containing 5.07 acres.

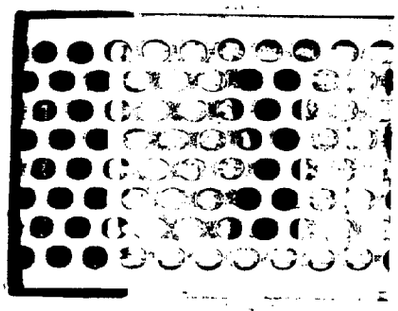
Being the same property conveyed to Jeffery S. Copeland and wife, Kimberley R. Copeland by deed from Caudill Enterprises and Noble C. Caudill, II of record in Book 9382, Page 306, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____ BOOK 10578 PG 355

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 12.00
TOTAL 183.20
CHECK 183.20

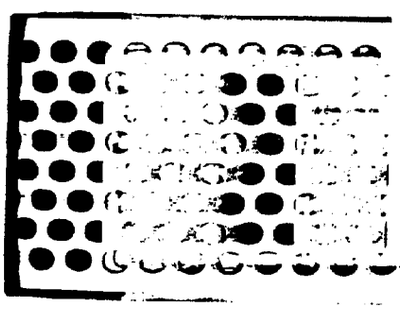
08/22/97 01 10:02 0001 9748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0340243
IDENTIF. & REFERENCE

97 AUG 22 AM 9:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1189276