THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LTIC 9302

BOOK 10752 PG 507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND 00/100 ($69,000.00) DOLLARS, cash in hand paid by CHARLES ARNOLD and wife, ANITA ARNOLD, receipt of which is hereby acknowledged, we, BOBBY G. COPLEY and wife, PATSY A. COPLEY, have bargained and sold, and by these presents do transfer and convey unto the said CHARLES ARNOLD and wife, ANITA ARNOLD, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Davidson County, State of Tennessee, and being Unit No. H-1 of Hobbs House Condominium Apartments of record in Book 4595, Page 74, and as amended in Book 5200, Page 54; and by Master Deed of record in Book 5289, Page 515, and as amended in Book 5289, Page 558; Book 5293, Page 612; Book 6822, Page 803, Book 7824, Page 299; and Book 7824, Page 974, all in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Bobby G. Copley and wife, Patsy A. Copley by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record in Book, 8782, Page 347, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions and reservations of record in Master Deed and By-Laws of Hobbs House Condominiums of record in Book 5289, Page 515, and as amended in Book 5289, Page 558; Book 5293, Page 612; Book 6822, Page 803, Book 7824, Page 299; and Book 7824, Page 974, all in the Register's Office of Davidson County, Tennessee

This conveyance is subject to all matters set forth on the plan of Blair Heights as shown on plat of record in Plan Book 4595, Page 74, and as amended in Plan Book 5200, Page 54, in the Register's Office of Davidson County, Tennessee.

This conveyance further is subject to the Charter of Hobbs House Homeowners Association, of record in Book 5296, Page 689, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES ARNOLD and wife, ANITA ARNOLD, their heirs and assigns, forever. And we do covenant with the said CHARLES ARNOLD and wife, ANITA ARNOLD, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 1997 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CHARLES ARNOLD and wife, ANITA ARNOLD, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, as and for the 20th day of November, 1997.

BOBBY G. COPLEY

PATSY A. COPLEY

BOOK 10752 PG 508

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BOBBY G. COPLEY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County as of the 7th day of January, 1998

NOTARY PUBLIC

My Commission Expires: 11-16-98

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PATSY A. COPLEY, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County as of the 7th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 11-16-98

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me as of the 7th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 11-16-98

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TENN.

FELIX DAVIDSON REGISTER

98 JAN -9 AM 8:08

0388532

IDENTIF. A REFERENCE

03/01/98 01:01 03CHECK 264.50

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Tax Map 131-02-0-A, Parcel No. 38

ADDRESS OF NEW OWNERS:
Mr. & Mrs. Charles Arnold
1890 Highway 100
Centerville, TN 37033

SEND TAX BILLS TO:
CROSSLAND MORTGAGE CORP.
9600 Koger Blvd., #120
St. Petersburg, FL 33702

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

RECEIVED OF _____

FOR _____

BOOK 10752 PG 509

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/09/98 01 0001 0307

0388532
IDENTIF. ↑ REFERENCE

98 JAN -9 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1240971