prepared by

63

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

the actual consideration or value whichever is greater for this transfer is $ 217,500.00

KRISTIN M. CHUKO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 27th day of July, 1998.

My commission Expires JULY 28, 2001

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
123 CHUZZLEWIT DOWN Brentwood, TN 37027	Return To: TransContinental Title Company 2830 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 172-1/A/83.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MELISSA JOYCE AND RALPH BEARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LEIGH ANNE COOPER, A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 83 ON THE REVISED PLAN OF COPPERFIELD OF RECORD IN BOOK 6900, PAGE 555-559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA JOYCE AND RALPH BEARD BY WARRANTY DEED FROM ROBERT C. VOWELS AND WIFE, CHERYL L. VOWELS DATED AUGUST 24, 1994 AND RECORDED IN BOOK 9459, PAGE 365, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 123 Chuzzlewit Down, Brentwood, TN 37027

98 AUG 25 AM 10:54
FELIX Z. BRASSFIELD, REGISTER
DAVIDSON COUNTY, TN.

04792 37
IDENTIF. + REFERENCE

This conveyance is made subject to:

1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 7071, page 482, Register's Office for said County. **and Bk 7208, pg 889, Bk 8236, page 646.**
3. Matters shown on the Plan of record in Plat Book 6900, page 555-559, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of July, 1998.

MELISSA JOYCE

RALPH BEARD

State of Tennessee
County of Davidson

On this 27th day of July, 1998, before me personally appeared Melissa Joyce and Ralph Beard to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

KRISTIN McCHILD NOTARY PUBLIC DAVIDSON COUNTY TENN.

Witness my hand and official seal,
My Commission expires
7/28/01

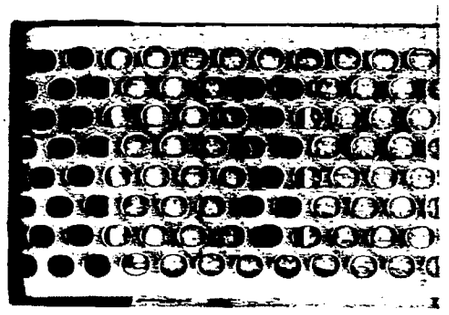
My Commission Expires JULY 28, 2001

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

1567 08/25 01:01 PM CHECK 815.75



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

RECEIVED OF _____

FOR _____

BOOK 11080 PAGE 163

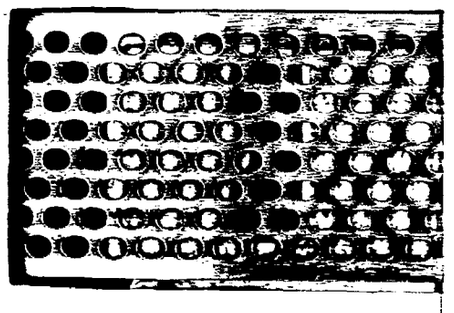
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	217500.00
CON TX	804.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	815.75
CHECK	815.75

08/25/98 01 10:55 0001 1567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479237
IDENTIF. ↑ REFERENCE

98 AUG 25 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1337053