[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Frank M. Copeland, Sr.]	[New Owner]	[MAP and PARCEL]
[2510 Eugenia Ave.]		[118-8 187.00]
[Nashville TN 37211]		

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 11167 PAGE 241

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **William R. Denny and Grace Denny, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Frank M. Copeland, Sr., married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 80 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William R. Denny and wife, Gracy Denny, by deed from Rosetta S. Warf Puckett, a widow, of record in Book 5328, Page 222, Register's Office for Davidson County, Tennessee. Gracy Denny is one and the same person as Grace Denny.

This is property with a common address of 2504 Eugenia Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by Grantors; 2) The plan of record in Book 161, Pages 14-15, said Register's Office.

0503105
IDENTIF. ↑ REFERENCE

98 OCT 23 AM 10:45
REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $44,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 20th day of October, 1998.]
[ ]
[My Commission Expires: 3/28/2002 Notary Public]

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **October, 1998.**

William R. Denny

Grace Denny

AKA Gracy Denny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

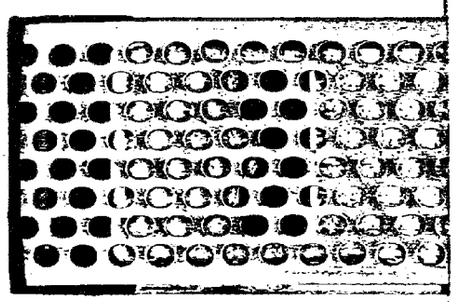
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **William R. Denny and wife, Grace Denny AKA Gracy Denny**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **20th** day of **October, 1998.**

Notary Public
My Commission Expires: 3-23-2002

File No. 9810-198

6980 10/23 0101 03CHECK 173.00



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

RECEIVED OF _____

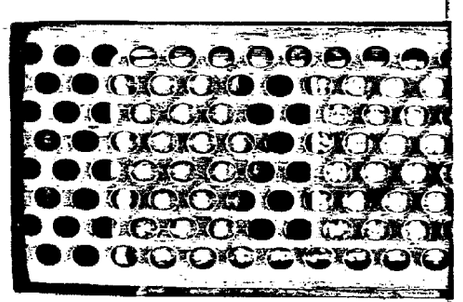
FOR _____

BOOK 11167 PAGE 243

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 44000.00~~
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 173.80
				CHECK 173.80
			10/23/98 01	10:47 0001 6980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503105
IDENTIF. & REFERENCE

98 OCT 23 AM 10:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362177