WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Gers	SAME AS NEW OWNER	Map 041
(NAME)	(NAME)	
451 Cornish Drive		part of parcel
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		no. 117
(CITY) (STATE) (ZIP)	(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, Richard Lynn Coppinger and wife, Debra Lynn Coppinger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Gers and wife, Margaret F. Gers

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:

Being a portion of tract #11 of the C.W. Cone property, located in the 2nd civil district of Metropolitan Nashville, and being a portion of land conveyed to Richard Lynn Coppinger as of record in deed book 7782, page 863, R.O.D.C., TN. and being more particularly described according to a survey dated 11/23/98, prepared by Survey Solutions, Steve Axley, as follows:
Beginning at an iron rod in the center of a 50' private ingress & egress and public utilities easement, said point being the southeast corner of the herein described tract and a common corner with tract #11; thence, leaving said easement centerline, South 59 deg. 55' 35" West, 704.25' to an iron rod; thence, North 30 deg. 04' 25" West, 349.92' to an iron rod in the southerly line of Tract #10; thence, with said common line, North 67 deg. 01' 27" East, 721.53' to an iron rod in the centerline of the aforementioned easement; thence, with said centerline and running with a curve to the right, having a radius 1145.38', and arc length of 207.00', a chord direction of South 28 deg. 34' 28" East, a chord distance of 206.72' to a point of tangency; thence, South 23 deg. 23' 49" East, 45.01' to a point of curvature; thence, with a curve to the right, having a radius of 2576.73', an arc length of 9.48', a chord direction of South 23 deg. 17' 29" East, a chord distance of 9.48' to the point of beginning, containing 5.01 acres, more or less, according to a survey by Survey Solutions, Steve Axley, r.l.s.#1975, dated 11/23/98.

CONTINUED

This is unimproved (X) improved ( ) property, known as Tract A11 Trail Hollow Lane, Whites Creek, TN 37189
(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 30th day of December 19 98

Richard Lynn Coppinger

Debra Lynn Coppinger

By Richard Lynn Coppinger
Attorney in Fact

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 Richard Lynn Coppinger

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 Madison, Tennessee, this 30th day of December, 1998.

Commission expires March 23, 2002

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1998, before me personally appeared Richard Lynn Coppinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debra Lynn Coppinger, and acknowledged that he executed the same as the free act and deed of the said Debra Lynn Coppinger.

Witness my hand and official seal at Madison, Tennessee, this the 30th day of December, 1998.

My Commission expires: 3/23/2002

Notary Public

99 JAN -4 PM 2:46
ALL CHANGES MADE FOR IDENTIF. & REFERENCE
DAVIDSON COUNTY, TN.
0532437

LEGAL DESCRIPTION CONTINUATION

Being a part of the same property conveyed to Richard Lynn Coppinger and wife, Debra Lynn Coppinger by Warranty Deed from Robert Wayne Eldridge, unmarried, of record in Book 7782, Page 863, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 6204, PAGE 231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND PUBLIC UTILITY AND PRIVATE INGRESS & EGRESS EASEMENT AS SET FORTH ON SURVEY BY SURVEY SOLUTIONS, STEVE AXLEY, R.L.S. 3 1975, DATED 11/23/98 AND AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 6199, PAGE 559, REGISTER'S OFFICE FOR SAID COUNTY.

8195 01/04 0101 03CHECK 107.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11280 PAGE 590

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05324437
IDENTIF. # REFERENCE

99 JAN -4 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	107.50
CHECK	107.50

01/04/99 01 14:43 0001 8195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407593