File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #99-1-15-B

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Ruby J. Hampton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 99

Notary Public

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

DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RUBY J. HAMPTON	MORTGAGE RESOURCES, INC.	MAP 149-03
(NAME)	(NAME)	
2442 Scott Valley Drive	404 BNA Drive, Suite 400	PARCEL 089
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	FB #02DX-01805
(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, THOMAS KOPPES AND WIFE, IMELDA YAGO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUBY J. HAMPTON, UNMARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 10A, on the Zone Lot Division of Lots 9 through 15, Edge-O-Lake Villa, of record in Book 5200, Page 644, as amended in Plat Book 6900, Page 376, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Thomas Koppes and wife, Imelda Yago, by Quitclaim Deed from Resolution Trust Corporation as Reciever for Lincoln Federal Savings and Loan Association, of record in Book 8462, Page 568, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6275, Page 449 and Book 6900, Page 376, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Thomas Koppes pursuant to a Power of Attorney executed by same on the 13th day of January, 1999, and being filed for record simultaneously herewith.

Thomas Koppes being one and the same person as Thomas G. Koppes.

This is unimproved ( ) / improved (X) property, known as 2442 Scott Valley Drive, Nashville, TN 37217
(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 14th day of January, 1999

Thomas Koppes by: [illegible]
THOMAS KOPPES By: Imelda G. Yago-Koppes, Attorney-in-Fact

Imelda Yago
IMELDA YAGO

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

4227 01/15 010 07PMED 23.00

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 THOMAS KOPPES, A MARRIED PERSON, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of January, 1999.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of January, 1999, before me personally appeared IMELDA G. YAGO-KOPPES, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of THOMAS KOPPES, and acknowledged that she executed the same as the free act and deed of the said THOMAS KOPPES.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05381148

IDENTIFICATION REFERENCE

99 JAN 19 PM 2:31

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11302 PAGE 138

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

05381148

IDENTIF. & REFERENCE

99 JAN 19 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1000.00
CO TX	225.70
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	236.70
CHECK	236.70

01/19/99 01 14:29 0001 4297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413656