WARRANTY DEED

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AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Laci Coppins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 19 99

Aaron Adams
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laci Coppins	Guaranty Trust Company	MAP 42-07-A
(NAME)	(NAME)	
717 Heritage Square Drive	P. O. Box 1218	PARCEL 8.00 CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37133-1218	
(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, James David Ligon and wife, Ivory Ligon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laci Coppins, 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. 8 on the Second Revised Plan of Heritage Square, Phase One, of record in Plat Book 5200, page 282, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to James David Ligon by Deed of record in Book 8912, page 323, Register's Office for Davidson County, Tennessee.

Ivory Ligon joins in this conveyence for the purpose of conveying any right, title or interest she may have in and to said property, marital or otherwise.

0542792
IDENTIF. & REFERENCE

99FEB-1 AM 8:27
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 717 Heritage Square Drive, Madison, TN 37115
(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 28th day of January 19 99

James David Ligon

Ivory Ligon

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 James David Ligon and wife, Ivory Ligon

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 GOODLETTSVILLE, Tennessee, this 28th day of January 19 99.

Commission expires March 23, 2002

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

9215 02/01 0101 03CHECK 247.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

02/01/99 01 08:26 0001 9215

0542792

IDENTIF. & REFERENCE

99FEB-1 AM 8:27

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418584