# WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37566)

BOOK 11380 PG. 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
25th DAY OF February 19 99

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

## THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires MAY 26, 2002

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Craig S. Copeland | FT Mortgage Companies DBA First | 83-6-80 |
| (NAME) | (NAME) | |
| 811 Setliff Place | P.O. Box 146 | 27W-3575 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Memphis, TN 38101 | |
| (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, Ann Elise Little

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig S. Copeland, (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:

Being Lot No. 23 on the Plan of Roy F. Williams Subdivision on the Hunter Tract of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Ann Elise Little by deed from Theresa A. Sparks and Linda D. Trask of record in Book 10405, Page 105, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

99 MAR 11 PM 3:09

05598771

MAP/PARCEL REFERENCE

unimproved ( )
This is improved ( X ) property, known as 811 Setliff Place, Nashville, TN 37206
(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 my hand this 25th day of February, 19 99

Ann Elise Little by Mary Lou Fite A.I.F.

Ann Elise Little
by Mary Lou Fite as atty. in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 ANN ELISE LITTLE

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February 19 99.

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

State of Tennessee
County of DAVIDSON

On this the 25TH day of FEBRUARY, 1999, before me personally appeared MARY LOU FITE to me known to be the person who executed the foregoing instrument in behalf of ANN ELISE LITTLE as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said ANN ELISE LITTLE.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 25TH day of FEBRUARY, 1999

My Commission Expires:
5/26/02

ANN D. MAZE
NOTARY PUBLIC
Notary Public AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26 2002

7304 03/11 0101 02:08:03 4547.62

# OFFICIAL RECEIPT

**BILL GARRETT**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **54**

| | | |
|---|---|---|
| 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 |

0559877

AGENT'S REFERENCE

99 MAR 11 PM 3:09

| | |
|---|---|
| CAMT | |
| | 119900.00 |
| CON TX | 443.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 454.63 |
| CHECK | 454.63 |

03/11/99 01 15:08 0001 7304

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1436446