40-A

BOOK 11549 PAGE 203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,492.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY D. LEMONS		MAP 149-03
(NAME)	(NAME)	
2460 Scott Valley Drive	CTX Mortgage Company	PARCEL 109
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	PO Box 199000	FB #02DX-01924
(CITY) (STATE) (ZIP)	(CITY) Dallas (STATE) TX (ZIP) 75219-9000	

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-KOPPES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY D. LEMONS AND WIFE, EVELYN L. LEMONS

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. 6B on the Zone Lot Division of Lots 1, 2, 3, 5 & 6 of Edge-O-Lake Villa, of record in Plat Book 5200, Page 644, as amended in Plat Book 6900, Page 740, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

5907 06/30 01:01 CHECK 249.62

BEING the same property conveyed to Thomas G. Koppes and wife, Imelda Yago-Koppes, as tenants by the entirety, by Deed from Jeffrey W. Perry, unmarried, of record in Book 9586, Page 315, 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 740, 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.

99 JUN 30 AM 8:05
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION & REFERENCE
0605575

unimproved ( )
This is improved (X) property, known as 2460 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 25th day of June, 1999

Thomas G. Koppes
THOMAS G. KOPPES

Imelda Yago-Koppes
IMELDA YAGO-KOPPES

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS KOPPES AND WIFE, IMELDA YAGO-KOPPES

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 _____, Tennessee, this 25th day of June 1999.

Commission expires 9/18/99

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_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11549 PAGE 205

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

0605575

IDENTIF. & REFERENCE

99 JUN 30 AM 8:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT	64492.00
REFR	CO
MAMT	64492.00-
CAMT	64492.00
CON TX	238.62
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	249.62
CHECK	249.62

06/30/99 01 08:12 0001 5907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484371