Box 17

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES 8/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary F. Coplen	same	MAP 83-5
(NAME)	(NAME)	
1007 Seymour Avenue		PARCEL 2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		27W19235
(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, Dwayne W. Bailey and wife, Edith Bailey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary F. Coplen

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 the East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J. B. Robinson, Trustee, by deed of record in Book 714, page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of John Hobson, deceased, of record in Minute Book "L", page 363, Circuit Court for said County and described as follows:

Beginning at a point in the North margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue; thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the North margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Dwayne W. Bailey and wife, Edith Bailey by Trustee's Deed from M. Norris Jenkins, Trustee, of record in Book 8836, page 299, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1005 Seymour Avenue, 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 our hand s this 9th day of August, 1999

Dwayne W. Bailey

Dwayne W. Bailey

Edith Bailey

Edith Bailey

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 Dwayne W. Bailey and wife, Edith Bailey

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 Nashville, Tennessee, this day of August 1999.

Commission expires 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laurie A. Beasley
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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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

06245971
IDENTIF. & REFERENCE
99 AUG 16 PM 12:11
REGISTER
DAVIDSON COUNTY, TN.
36.90
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 9.00
DP FEE 2.00
TOTAL 11.00

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

0624597

IDENTIF. ✦ REFERENCE

99 AUG 16 PM 12:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	36.90
CHECK	36.90

08/16/99 01 12:10 0001 6390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506642