PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41343
Dav. Co. File: Box 8

Instr:200001100003119 Page: 1 OF 2
REC'D FOR REC 01/10/2000 12:22:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $791.80

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
L. Lee Coppoletta Lea D. Coppoletta Salley D. Coppoletta 2006 18th Avenue South Nashville, TN 37212	Southtrust Mortgage Corporation 210 Wildwood Parkway, Suite 100 Birmingham, Alabama 35209

TAX MAP-PARCEL NUMBERS: 104-12-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 214,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark D. Aune and Lisa Y. Aune, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto a **1/3 undivided interest to Lea D. Coppoletta, and a 2/3 undivided interest to L. Lee Copoletta, and spouse Salley D. Coppoletta,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 28 on the plan of Lenox Place, of record in Plat Book 161, page 171, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the easterly margin of 18th Avenue and extends back between parallel lines 140 feet to an alley in the rear.

BEING the same property conveyed to Mark D. Aune and spouse, Lisa Y. Aune, by deed from Karin D. Coble, II and spouse, Robert Eaton of record in Book 8925, page 323, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; All matters set forth on the Plan, with Owner's Certificate, of record in Plat Book Document No. Book 161, page 171, said Register's Office.

This is improved property, known as: 2006 18th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2000.

Mark D. Aune

Lisa Y. Aune

State of Tennessee
County of Davidson

On this 7th day of January, 2000, before me the undersigned authority, personally appeared **Mark D. Aune** and **Lisa Y. Aune**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2000

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214,000.00

Affiant

Sworn and subscribed before me on the 7th day of January, 2000.

Notary Public

My Commission Expires: _____

My Commission Expires 7/26/2000