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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:20000214001470 2 Page: 1 OF 2
REC'D FOR REC 02/14/2000 11:53:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $129.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: September 23, 2000
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack J. Fritzee (NAME)	Union Planters Bank (NAME)	83-3/153
1210 Riverside Drive (ADDRESS)	3939 Gallatin Road (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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 E. Copeland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack J. Fritzee

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 north part of Lot 50 and the westerly part of the north part of Lot No. 49 on teh map of the Redivision of W. S. Ashworth's subdivision of certain lots in the Town of Brownsville as recorded in Book 161, page 153, Register's Office for Davidson County, Tennessee.

Said parts of said lots fronts 55 feet on the westerly side of Riverside Drive as now locate and run back between parallel lines 177 feet along the margin of Carter Street to the line between Lots 50 and 51.

Being the same property conveyed to James E. Copeland, a single person, by deed from Richard K. Knowles and wife Amelia L. Knowles as of record in Book 6835, page 119, said Register's Office.

The above described property is not, or has it ever been, the principal residence of the Grantor herein.

This is unimproved ( ) improved (X) property, known as 1210 Riverside Drive, Nashville, Tennessee 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 11th day of February 2000 ~~xx,xx~~

James E. Copeland

James E. Copeland

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 E. Copeland

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 11th day of February 19 00.

Commission expires Sept 23 2000

Notary Public

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