Instr:200003140026213 Page: 1 OF 2
REC'D FOR REC 03/14/2000 11:42:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $227.55

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Kathleen C. Angarone
2454 Scott Valley Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-3
PARCEL 86
2DX-01902

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas G. Koppes and wife, Imelda G. Yago-Koppes hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen C. Angarone, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 7A on the Zone Lot Division of Lots 7 and 8 of the Plan of Edge-O-Lake Villa, of record in Plat Book 5200, Page 644, and as amended in Plat Book 6900, Page 606, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas G. Koppes and wife, Imelda G. Yago-Koppes, by deed from Harold Reeves and wife, Pamela J. Reeves of record in Book 8689, Page 840, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 6275, Page 449 and Plat Book 6900, Page 606, and such easements and setback lines of record in Plat Book 5200, Page 644 and as amended in Book 6900, Page 606, said Register's Office.
Taxes for 2000 have been pro-rated and assumed by Grantee(s).

This is improved property known as 2454 Scott Valley Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kathleen C. Angarone, her heirs and assigns, forever; and we, Thomas G. Koppes and wife, Imelda G. Yago-Koppes do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of March, 2000.

Thomas G. Koppes

Thomas G. Koppes

Imelda G. Yago-Koppes

Imelda G. Yago-Koppes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas G. Koppes and wife, Imelda G. Yago-Koppes the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,500.00.

AFFIANT

Subscribed and sworn to before me this 10th day of March, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.