PICK-UP

Ken Kimball
NEW OWNER

Same
SEND TAX BILLS TO

1432 Cowan Ct
ADDRESS
Nashville Tn 37207

Same
ADDRESS

None
MORTGAGOR(IF ANY)

82-4 MAP 91 PARCEL _____ ZONE

THIS INSTRUMENT WAS PREPARED BY:

LARRY B. HOOVER
ATTORNEY AT LAW
500 CHURCH STREET, SUITE 500
ST. CLOUD CORNER
NASHVILLE, TENNESSEE 37219

Instr:200006070056703 Page: 1 OF 3
REC'D FOR REC 06/07/2000 8:43:44AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Anthony Coppola and wife Jona Coppola, have this day bargained and sold and do hereby transfer and convey unto Ken Kimball, all our interest in and to the following described tract or parcel of land, lying the County of Davidson, State of Tennessee;

BEING Lot Number 6-B, on the Plan of Resubdivision Lot 6, Section Six, Cowan Industrial Park, of record in Plat Book 6050 at page 403, Register's Office for Davison County Tennessee, to which reference is hereby made for a more complete description. Said property is improved property known as Frank's Auto Parts and said property address is 1432 Cowan Court, Nashville, Tennessee 37207

Being the same property conveyed to Anthony Coppola and wife Jona Coppola, by deed from Ken Oakes, a single person, said deed dated the 7th day of April, 1997, and of record in Deed Book 10410, Page 497, at the Register's Office for said county.

This conveyance is subject to taxes for the year of 2000, and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This is improved property known as 1432 Cowan Street, Nashville, Davidson County, Tennessee.

To have and hold said tract or parcel of land, with the appurtenance, estate, title and interest thereto belong to the said Grantee, his heirs and assigns, forever, and we 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 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 Grantee, his 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 gender shall be applicable to all genders.

Witness our hands this the 7 day of June, 2000.

Anthony Coppola
ANTHONY COPPOLA

Jona Coppola
JONA COPPOLA

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the within named ANTHONY COPPOLA, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN AND SUBSCRIBED to before me on this the 7 day of June, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/02

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the within named JONA COPPOLA, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

SWORN AND SUBSCRIBED to before me on this the 7th day of June, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/30/02

STATE OF Tn

COUNTY OF Davidson

The actual consideration or value, which ever is greater, for this transfer is $120,000.00.

Anthony Coppola
AFFIANT

Sworn and Subscribed to before me on this the 7th day of June, 2000.

NOTARY

My commission expires: 11/30/02