FILE BOX 45

WARRANTY DEED

Instr:200006160060347 Page: 1 OF 2
REC'D FOR REC 06/16/2000 2:28:20PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June 20 00

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Falbe (NAME)	Tucker Federal Bank, d/b/a (NAME)	MAP 53-9
1313 Sioux Terrace (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 6
Madison, TN 37115 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, William H. Marshall, Mary A. Copeland, and Betty Falbe, heirs of the Estate of Mary M. Copeland (formerly Mary M. Gray)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Falbe and Julie M. Driver, both unmarried

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:

BEING Lot No. 88, on the Plan of Sequoia Valley Subdivision, Section II, of record in Book 3700, Page 114, Register's Office for Davidson County, TN.

SAID Lot No. 88 fronts 104 feet on the easterly margin of Sequoia Terrace and runs back 143.3 feet on the northerly line, 153.9 feet on the southerly line and 104.5 feet across the rear.

Being the same property conveyed to Herman F. Gray and wife, Mary M. Gray by Deed from Gaines Homebuilding Corporation, of record in Book 4473, Page 590, Register's Office for Davidson County, Tennessee. The said Herman F. Gray now being deceased, Mary M. Gray obtained fee simple property by right of survivorship. The said Mary M. Gray died testate on January 20, 2000 and at the time of her death was married to Jesse Copeland who survived her. By her will of record in Davidson County Probate Office, File # 008-44, the said Mary Copeland devised the subject real estate to James L. Marshall, William H. Marshall, and Jesse Copeland for and during his life. The said James L. Marshall died without heirs and predeceased Mary M. Gray Copeland. The said Jesse Copeland died testate on March 31, 2000, leaving as heirs Betty Falbe and Mary Ailene Copeland. See Davidson County Probate, File # 008-566, for a copy of his will.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1313 Sioux Terrace, Madison, TN 37115
(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 14th day of June, 20 00

William H. Marshall
by Betty C. Falbe
Atty in Fact
William H. Marshall

Betty Falbe
Betty Falbe

Mary A. Copeland
Mary A. Copeland
by Betty C. Falbe
Atty in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Betty C. Falbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William H. Marshall and Mary A. Copeland as their Attorney in Fact, as the free act and deed of the within named William H. Marshall and Mary A. Copeland. Witness my hand and official seal at Nashville, Tennessee this 14th day of June 2000.

Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/02

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 Betty Falbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June 2000.

Marie Bradford

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/02

LEGAL DESCRIPTION CONTINUATION

The said William H. Marshall executed this instrument as sole surviving heir of Mary M. Gray Copeland and Betty Falbe and Mary Ailene Copeland join in the execution of this instrument for the purpose of conveying whatever interest they may have obtained by virtue of their fathers marriage to Mary M. Gray Copeland.

This conveyance is made subject to : (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3700, Page 114, said Register's Office.

Powers of Attorney being recorded simultaneously herewith.