Davidson County DEEDWARR
Recvd: 12/04/00 15:35 2pgs
Fees:11.00 Taxes:480.63

20001204-0119051

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2000

Notary Public

MY COMMISSION EXPIRES: 12/27/02

NOTARY PUBLIC AT LARGE TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John O'Connell	Bank of America, N.A.	83-6-80
811 Setliff Place	1400 Best Plaza Drive, Suite 101	
Nashville, TN, 37206	Richmond, VA 23227	

FOR AND IN 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, I/WE,

Craig S. Copeland, unmarried

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

John O'Connell and wife, Karen O'Connell

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. 23 on the Plan of Roy F. Williams Subdivision on the Hunter Tract of record in Book 547, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig S. Copeland, unmarried by Deed from Ann Elise Little dated February 25th, 1999 and filed for record in Book 11380, page 52 in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 811 Setliff Place, Nashville, TN 37206

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/our hand(s) this 20th day of November, 2000

Craig S. Copeland

Craig S. Copeland by Devie Levin, Attorney-in-Fact

by: Devie Levin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of November, 2000, personally appeared Devie Levin to me known to be the person who executed the foregoing instrument on behalf of Craig S. Copeland as Attorney in Fact, and acknowledged that Devie Levin executed the same as the free act and deed of the said Craig S. Copeland.

Witness ~~my hand~~ and official seal this ~~20th day of November~~, 2000.

Notary Public

My Commission Expires: 9/3/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.