WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2000.

Notary Public

My Commission Expires: 1-18-04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/02/01 14:48 2pgs
Fees:11.00 Taxes:443.63
20010102-0000669

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210,
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
Alan Dain Copeland
4600 Billingsgate Road
Antioch, Tennessee 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P. O. Box 999
Pittsburgh, Pa 15230

Map Parcel No.
149-01-0-B-116.00CO

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 consideration, the receipt of which is hereby acknowledged, I, **Dorothy Sue Maxwell, unmarried**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Alan Dain Copeland and Leslie A. Copeland, husband and wife**, hereinafter called 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. 225, Phase III on the Plan of Piccadilly Square of record in Plat Book 6250, page 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorothy Sue Maxwell, by warranty deed from Traci L. McClanahan and Donna R. Bryant , of record in Book 9325, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2001 and subsequent years, a lien which is not yet due and payable.

b. The plan of record in Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee shows an Owners Certificate, a 20, 30, and a 8 foot minimum building setback line from front, rear, northwest and southeast and a 10 foot easement for public utility and drainage along the rear line(s) of said lot.

c. A 2.5 and 25 foot utility anchor easement located on the easterly front corner of said lot.

d. An overhang easement along front line.

e. Easements of record in Book 6186, page 238, Book 6251, page 616, Book 6530, page 819 and 823, Book 6846, page 606 and 653, Book 6298, page 491, Register's Office for Davidson County, Tennessee.

f. Storm water easement of record in Book 6782, page 518, Register's Office for Davidson County, Tennessee.

g. Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, Book 6295, page 506, 520, 534, 548, 556, 564, 572, 580, 588 and 596, and 602, Book 6300, page 409, 423, 431 and 439, Book 6306, page 833, Book 6496, page 100, 107, 114, Book 6518, page 184 and 190, Book 6830, page 739, and Book 8083, page 386, Register's Office for Davidson County, Tennessee.

h. Open space easement of record in Book 6496, page 99, Register's Office for Davidson County, Tennessee.

i. Common area of record in Book 6236, page 680 and Book 6295, page 503, Register's Office for Davidson County, Tennessee.

j. Charter of record in Book 7288, page 963, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 4600 Billingsgate Road, Antioch, Tennessee 37013.

NS3003

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 person 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 27 day of December, 2000.

Dorothy Sue Maxwell

Dorothy Sue Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Dorothy Sue Maxwell, within named bargainors, 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, in Franklin, Tennessee, the 27 day of December, 2000.

Notary Public

My commission expires: 11-18-01

GARRETT JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.