BOX 28A

0105 0229

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is **$219,000.00**.

Nichole Kopperud
Affiant

Sworn to and subscribed before me this 16th day of May, 2001.

Jo Ann Smith
NOTARY PUBLIC

My Commission Expires: 9/28/2002

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

Davidson County DEEDWARR
Recvd: 05/21/01 14:53 2pgs
Fees:11.00 Taxes:810.30
20010521-0052465

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Lars O. Kopperud, etux and Michael P. Dolan	AmSouth Bank	Map 105-13
1300 Elmwood Ave	2050 Parkway Office Cir/2	Parcel 106
Nashville, TN 37212	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Saeed S. Monemi, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Lars O. Kopperud, and wife, Nichole K. Kopperud and Michael P. Dolan, as tenants in common,** hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly half of Lot 66 on the Map of Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 66 fronts 50 feet on the northerly side of Elmwood Avenue, and runs back between parallel lines 188 feet to an alley.
>
> Being the same property conveyed to Saeed S. Monemi by order of the Chancery Court for Davidson County, Tennessee, of record in Book 9467, pages 57 through 59, and by Court Order of record in Book 10850, page 400, said Register's Office.
>
> This is improved property known as 1300 Elmwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee,

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 hand this 16th day of May, 2001.

Saeed S. Monemi

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, **Saeed S. Monemi**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002