THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Curt A. Kopacek 4709 Hickory Way Antioch, TN 37013	1st Trust Bank for Savings P.O.Box 17257 Memphis, TN 38187-0257	175-8-29 2D 77245

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, WE,

David R. McClard and wife, Ruthie M. McClard

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

Curt A. Kopacek and wife, Angela J. Kopacek

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:

Land in Davidson County, Tennessee, being Lot Number 28, on the Plan of Section One, Hickory Woods, of record in Plat Book 6900, Page 509 and as amended in Plat Book 7582, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Davidson County DEEDWARR
Recvd: 10/05/01 15:22 2pgs
Fees:13.00 Taxes:468.98

20011005-0108850

Being the same property conveyed to David R. McClard and wife, Ruthie M. McClard by Deed of record in Book 9932, Page 277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: **4709 Hickory Way Antioch, TN 37013**

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 HANDS THIS 28th day of September, 2001

David R. McClard — Ruthie M. McClard

Ruthie M. McClard

Notary Public
My Commission Expires 10/05/06

STATE OF GEORGIA
COUNTY OF Chatham

Personally appeared before me, David R. McClard and wife, Ruthie M. McClard

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 28th day of September, 2001

Notary Public

My Commission expires: 02.05.06

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of September, 2001

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires AUG 24, 2003