| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 18649** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of JANUARY, 2002.<br><br>Notary Public<br>My Commission Expires: |

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

## WARRANTY DEED

131-07-0E 014.00CO

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Ms. Lynn Morrow | Bank of America | MAP 131J-7 |
| 1913 Randolph Place | 2059 Northlake Parkway | PAR 14 |
| Nashville, TN 37215 | Tucker, GA 30084 | FB |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PETER JAMES KOPCSAK AND WIFE, SARAH MILLER-KOPCSAK ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LYNN MORROW ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1913 Randolph Place, Nashville, Tennessee 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of JANUARY, 2002.

PETER JAMES KOPCSAK

SARAH MILLER-KOPCSAK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, PETER JAMES KOPCSAK AND WIFE, SARAH MILLER-KOPCSAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of JANUARY, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 01/22/02 10:57 2pgs
Fees:13.00 Taxes:906.50

20020122-0008379

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit No. 7-A, together with the appurtenant interest in the common elements of Evergreen Homeowners Assocation, Inc., a horizontal property regime established by Master Deed, of record in Book 6936, page 936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 7 on the Plan of Evergreen of record in Plat Book 6250, page 395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter James Kopcsak and spouse, Sarah Miller-Kopcsak by deed from Christy Wilkins Ivey, Trustee of record in Book 10335, page 4, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6519, page 623 and Book 6936, page 936; (3) Agreements of record in Book 6803, page 497 and Book 6521, page 802; (4) Charter of record in Book 6945, page 490; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 395, said Register's Office.