File Box #24

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/29/02 15:29 2pgs
Fees:13.00 Taxes:758.50

20020129-0012611

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Angela D. Copeland (NAME) | Capital Bank & Trust Company (NAME) | MAP 108, GP. 12B |
| 3121 Harborwood Drive (ADDRESS) | 1820 West End Avenue (ADDRESS) | PARCEL 10.00 CO |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | 3D92347 |

FOR AND 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, Michael Rucker and wife, Kelley Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela D. Copeland, unmarried

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 15, Phase 1-A, Section One, Harborview, of record in Book 6900, Page 583, and amended in Book 9096, Page 760, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7471, Page 26; and amended in Book 7646, Page 142, Book 8271, Page 863, Book 8263, Page 534, and Book 8297, Page 380; By-Laws of record in Book 7471, Page 62, and amended in Book 8263, Page 540; Charter of record in Book 7522, Page 339, and amended in Book 8263, Page 554; Quitclaim Deed conveying common area of record in Book 8297, Page 376, and Book 9108, Page 73, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Rucker and wife, Kelley Rucker by deed from Ted S. Squires of record in Book 11596, Page 580, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easements and minimum building setback lines of record in Book 6900, Page 583, and amended in Book 9096, Page 760, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 3121 Harborwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 25th day of January, 2002

Michael Rucker

Kelley Rucker

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 Michael Rucker and wife, Kelley Rucker

the bargainor s, 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 and official seal at Nashville, Tennessee, this 25th day of January 2002.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to a Storm Water Detention Agreement of record in Book 7390, Page 270, said Register's Office.