ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Michael Ray Copelin	Union Planters Bank, National Association	
Diana Marie Copelin	Attn: Tax Dept.	MAP and PARCEL
2913 Riverbend Drive	7130 Goodlett Farms Parkway	62-2 A 228
Nashville, TN 37214	Cordova, TN 38016	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 06/14/02 11:50 2pgs
Fees:13.00 Taxes:514.30

20020614-0072515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Eric M. Ware and Michaela R. Ware, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael Ray Copelin and Diana Marie Copelin, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the Final Plat of River Trace Estates, Phase I, Section 4 and 5, as of record at Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Eric M. Ware and wife, Michaela R. Ware, by Warranty Deed dated May 29, 1998, from Fox Ridge Homes, Inc., of record in Book 10969, Page 426, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2913 Riverbend Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by Grantees; (2) The plan of record in Book 9700, Page 409, said Register's Office; (3) Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, Page 370, said Register's Office; (3) By-Laws of record in Book 6851, Page 390, as amended in Book 6982, Page 747, said Register's Office; (4) Transmission Line Easement of record in Book 1163, Page 342, said Register's Office; (5) Flowage Easement of record in Book 2022, Page 83, said Register's Office; (6) Charter of record in Book 6851, Page 363, said Register's Office; (7) Easement of record in Book 3959, Page 595, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $139,000.00

X Diana Marie Copelin
Affiant

Subscribed and sworn before me this 13th day of June, 2002.

Notary Public

My Commission Expires: 1-28-2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **June, 2002**.

Eric M. Ware

Michaela R. Ware

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Eric M. Ware and Michaela R. Ware, husband and wife** , with whom I am personally acquainted, or who 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 office this **13th** day of **June, 2002**.

Notary Public
My Commission Expires: 1-28-2006

File No. 0208-141