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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of NOVEMBER, 2002.<br><br>Notary Public<br>My Commission Expires: 7/26/03 |

**First Title & Escrow Co., Inc.**
**FTEC File No. 19669**

Davidson County DEEDWARR
Recvd: 11/06/02 12:14 2pgs
Fees:13.00 Taxes:1387.50

20021106-0136505

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Mr. and Mrs. Stephen Gregory Cope<br>3503 Foxhall Road<br>Nashville, TN 37215 | Same | MAP 117-5<br>PAR 114<br>FB 07DA 35200 |

**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, MARGARET H. SPICKARD, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to * ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Stephen Gregory Cope and wife, Beatrice L. Cope

This is improved property located at 3503 Foxhall Road, Nashville, Tennessee 37215.

WILLIAM ANDERSON SPICKARD, III, the spouse of MARGARET H. SPICKARD, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said MARGARET H. SPICKARD.

**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 5th day of NOVEMBER, 2002.

MARGARET H. SPICKARD

WILLIAM ANDERSON SPICKARD, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARGARET H. SPICKARD AND WILLIAM ANDERSON SPICKARD, III, 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 5th day of NOVEMBER, 2002.

My Commission Expires: _____

Notary Public

My Comm...
NOV 2...

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot Nos. 16 to 19, inclusive, of Block "A" on the unrecorded plan of Woodmont Boulevard Tract, a subdivision of the Life and Casualty Insurance Company, described according to a copy of a survey thereof made June 29, 1935, by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the westerly margin of Foxhall Road, the common corners of Lots Nos. 15 and 16, said point also being 225 feet south of the southwest intersection of said road and Woodmont Boulevard, thence with the line between Lot Nos. 15 and 16, westerly 153.3 feet to a point; thence southerly 100 feet to the common corner of Lots Nos. 19 and 20 on said Plan; thence with the line between said lots easterly 152.5 feet to the westerly margin of Foxhall Road; thence with the margin of the same northerly 100 feet to the point of beginning.

Being the same property conveyed to Margaret H. Spickard by quitclaim deed from William Anderson Spickard, III and wife, Margaret H. Spickard of record in Book 11182, page 521, said Register's Office.