FILE Box 198
02-11-52-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/02 12:55 2pgs
Fees:13.00 Taxes:518.00

20021204-0149268

R-DP-02-7431

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Sharen Allen
Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2002.

Donna Parker
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

My Commission Expires FEB. 28, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet S. Coleman	First Tennessee	
7431 Stacy Drive (ADDRESS)	(NAME) 7648 Highway 70 South (ADDRESS)	142-2-67
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville (CITY) TN (STATE) 37221 (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we TIMOTHY B. COPE AND WIFE SUSAN R. COPE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JANET S. COLEMAN SINGLE WOMAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 82, on the Plan of Cross Timbers Section 2 of record in Book 3700, Page 92 Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 85.0 feet on the southerly side of Stacy Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Timothy B. Cope and wife Susan R. Cope by Deed dated 5-15-97 and filed for record on 5-20-97 in Book 10459, Page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7431 Stacy Drive, Nashville, Tennessee 37221
(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 my/our hand(s) this 29th day of November, 2002.

Timothy B. Cope

Timothy B. Cope

Susan R. Cope

Susan R. Cope

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 TIMOTHY B. COPE AND SUSAN R. COPE

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 Brentwood, Tennessee, this 29th day of November, 2002.

Commission expires May 28, 2003

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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