THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2003.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Tonia R. Frady
425 Carphilly Court
Brentwood, TN 37027

SEND TAX BILLS TO:
Countrywide Home Loans, Inc.
2021 N. Gallatin Rd., Ste. 292
Madison, TN 37115

MAP-PARCEL NUMBERS:
172-05-B 134.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD G. COPPEDGE and wife, MARLA S. COPPEDGE** hereinafter referred to as Grantors, hereby transfers and conveys to **TONIA R. FRADY, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a 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. 20 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Todd G. Coppedge and Marla S. Coppedge, Husband and Wife, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, of record as Instrument No. 20011005-0108577, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee.

This is improved property known as: **425 Carphilly Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 30th day of April, 2003.

TODD G. COPPEDGE

MARLA S. COPPEDGE

Davidson County DEEDWARR
Recvd: 05/02/03 15:05 2pgs
Fees:13.00 Taxes:806.60

20030502-0059072

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Todd G. Coppedge and wife, Marla S. Coppedge**, 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 this 30th day of April, 2003.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

