(1)

Davidson County DEEDWARR
Recvd: 05/06/03 15:41 6pgs
Fees:33.00 Taxes:238.65

20030506-0060503

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 41912

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$64,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **30th DAY OF APRIL, 2003.**

Notary Public

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
HERBERT COPELAND **108 Peachtree Street** **Nashville, TN 37210**	new owner	**119-6-1** **6DA 15131**

FOR AND IN 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, PAMELA J. FIELDS and husband, MICHAEL G. FIELDS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HERBERT COPELAND and wife, Linda C. Copeland**

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:

Land in Davidson County, Tennessee, being Lot No. 94 in the resubdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nursery Plan, as of record in Plat Book 332, page 36, Register's Office for said County.

Said Lot No. 94 fronts 50 feet on the northerly side of Peachtree Street, and extends back between parallel lines, 150 feet.

Being the same property conveyed to Pamela J. Fields and husband, Michael G. Fields, by deed from Jo L. Nicks, of record in Instrument Number 20011008-0109248, Register's Office for Davidson County, Tennessee. ***(See Page 2)**

This property description was taken from the previous conveyance.

Unimproved ( )
This is improved (X) property, known as **108 Peachtree Street, Nashville, Tennessee 37210**

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 HANDS THIS 30th DAY OF APRIL, 2003.

PAMELA J. FIELDS

MICHAEL G. FIELDS

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 PAMELA J. FIELDS and husband, MICHAEL G. FIELDS, the bargainors, 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 the 30TH day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/29/2004

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

*** The said Jo L. Nicks took title to the property by devise from Thelma Floyd Little. The Will of Thelma Floyd was not probated so it is being attached here as an exhibit to this deed. See attached Exhibit "A".

EXHIBIT "A"

LAST WILL AND TESTAMENT
OF
THELMA FLOYD LITTLE

I, Thelma Floyd Little, now domiciled in Davidson County, Tennessee, being of sound mind and disposing memory, declare this to be my Last Will and Testament, hereby revoking all wills and codicils previously made by me.

1. FAMILY

1.1. All references in this Will to "child" or "children" relate to my daughter, JoRhee Little Nicks and also to children born or adopted by me after the execution of this Will.

1.2. All references in this Will to "child," "children," "grandchild," "grandchildren," "issue" and "descendants" shall include persons adopted prior to attaining the age of eighteen (18) years as fully as if such persons were biologically related to me.

2. APPOINTMENT OF FIDUCIARIES

2.1. I appoint my daughter, JoRhee Little Nicks as Executor of my estate.

2.2. Any reference in this Will to "Executor" shall include all persons then serving as my Executor.

2.3. I direct that no bond or other security shall be required of any Executor serving hereunder for the faithful performance of the duties of any such Executor.

2.4. If my Executor appointed is ineligible to qualify by reason of nonresidence, then I appoint as Co-Executor such individual or corporate entity as my Executor, in the aforesaid fiduciary's sole discretion, selects to serve in such capacity, said nominee to serve without bond.

3. PAYMENT OF DEBTS AND EXPENSES

3.1. I direct that all of my just debts, funeral expenses, final medical expenses and the costs of administration of my estate be paid as soon after my death as practicable. My Executor shall have the discretion to pay, during administration of my estate, those of my debts which have not matured at the date of my death and which do not mature because of my death. My Executor shall have the discretion to use all or any portion of the proceeds of any insurance on my life payable to my Executor or my estate for the payment on any debts, expenses and taxes described therein to the extent my Executor deems such use to be in the best interests of the beneficiaries of my estate. I further direct that all such debts and expenses, and all estate, inheritance, or succession taxes upon my estate, and all taxes occasioned by my death, be paid out of the residue of my estate, so that other beneficiaries under my Will shall not be charged with any part of such debts, expenses and taxes, except that amount, if any, by which said taxes are increased as a result of the inclusion of property over which I have a general power of appointment, shall be paid from said property.

4. PERSONALTY

4.1. I give to my daughter, if she survives me, all articles of personal use, jewelry, household goods and furnishings, automobiles, and all other tangible personal property belonging to me at the time of my death, including policies of insurance on these articles, except that any cash on hand or on deposit shall pass as a part of that article of my Will entitled "Residuary Property"

5. RESIDUARY PROPERTY

5.1. All of the residue of the property which I may own at the time of my death, of whatever nature and wherever located, I give to my aforesaid daughter, outright and in fee, if she survives me.

5.2. If my aforesaid daughter does not survive me, I give said residue, outright and in fee, in equal shares to my grandchildren who survive me and to the surviving issue of any deceased grandchild of mine, said issue to receive per stirpes the share which their parent would have received if then living.

6. POWERS AND DUTIES OF FIDUCIARIES

6.1. I authorize my Executor, including any substitute or successor, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise any or all of the powers set forth in Section 3 of Chapter 110 of the 1963 Public Acts of the Tennessee General Assembly (presently codified in Tennessee Code Annotated Section 35-50-110) to the extent applicable and except as modified in my Will, all of which provisions and powers are incorporated by reference as fully as if copied verbatim. These powers (as set out in the said Public Act on the date of the execution of this Will) are granted, notwithstanding that, at the time of my death, the said statute may have been amended or repealed, and notwithstanding that my estate may be probated in, or the assets of my estate removed to, a situs other than Tennessee.

6.2. To the extent I may lawfully do so, I direct that my Executor shall not be required to make any inventory or appraisal of the assets of my estate, nor to file any accountings or reports with any court.

6.3. The decision of my Executor as to which assets shall be distributed in satisfaction of the gifts set out in this Will, as to whether my estate shall be valued under the optional provisions of the federal or state tax laws, as to what elections shall be exercised, and as to what proceedings are necessary to complete the ascertainment of federal or state death taxes, shall be conclusive and binding on all persons.

6.4. During the period of administration of my estate, my Executor is authorized to make distributions of all or any portion of the income of the estate to such person or persons, and in the same manner, as might be made hereunder if such administration were complete.

6.5. My Executor is authorized to make any election permitted by any tax law, including the filing of joint returns, and the consenting to have gifts made by my spouse treated as if made partially by me, if in the opinion of my Executor such election is in the combined best interests of my estate and the beneficiaries thereof. My Executor is authorized to make or refrain from making such elections or adjustments, as my Executor may deem equitable and just under all the circumstances.

TESTIMONIUM

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will, consisting of this and two preceding typewritten page, and for the purpose of identification, I have initialed each page, all in the presence of the persons witnessing my Will at my request on this 30th day of November, 1999, at Nashville, Tennessee.

Thelma Floyd Little
THELMA FLOYD LITTLE

ATTESTATION

The foregoing instrument, consisting of this and two preceding typewritten pages, was signed, sealed, published, and declared in our presence by THELMA FLOYD LITTLE, the testatrix, to be her Last Will; and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses on the day and year above written.

WITNESS:
Margaret S. Meadows

ADDRESS:
717 Canton Pass
Madison, TN 37115-5411

WITNESS:
Helen Ramsford

ADDRESS:
1285 Old Hickory Blvd
Nashville, TN 37206

AFFIDAVIT OF SUBSCRIBING WITNESSES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned persons, being duly sworn, depose and say:

The foregoing Will was signed, published and declared in our presence on the 30th day of November, 1999, at Nashville, Davidson County, Tennessee, THELMA FLOYD LITTLE, (hereinafter called the "testatrix"), who declared said instrument to be her Will. Each of us then signed our name as a witness at the end of said Will at the request of the testatrix and in her presence and in the presence of each other. The testatrix was not less that eighteen years of age at the time the Will was executed, and to the best of our knowledge, was of sound mind, and was not under any restraint or in any respect incompetent to make a Will. Each of us was acquainted with the testatrix at such time as we make this affidavit at her request. The foregoing Will was shown to us at the time this affidavit was made and each of us examined it and verified the signatures of the testatrix and of each of us.

Severally subscribed and sworn to before me this 30th day of November, 1999.

WITNESS:

Margaret B. Meadows

ADDRESS:

717 Canton Pond
Madison, TN 37115-5411

WITNESS:

Helen Ramsford

ADDRESS:

1285 Old Hickory Blvd.
Nashville, TN 37207

NOTARY PUBLIC

My Commission Expires: 11/24/2001

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE