STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Irineo Catalan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

21st DAY OF November, 2003

A. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 9/3/06

File No. G3-9602D

Davidson County DEEDWARR
Recvd: 12/02/03 14:45 2pgs
Fees:13.00 Taxes:455.10

20031202-0173253

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Irineo Catalan and Rafaela Leyva De Catalan, married (NAME)	Suntrust Mortgage, Inc. (NAME)	52-8-43
1209 Blackfoot Court (STREET ADDRESS OR ROUTE NUMBER)	201 Fourth Avenue N/7th Floor (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY)(STATE) (ZIP)	

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, Cynthia Hale-Copeland, a married woman and Margaret L. Karponai, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irineo Catalan and Rafaela Leyva De Catalan, married, 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. 57, on the plan of Resubdivision of Sequoia Valley, Section two as shown on plat of record in Plat Book 4470, Page 94, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cynthia Hale, unmarried (1/2 undivided interest) and Stephen Karponai and wife Margaret L. Karponai (1/2 undivided interest), as Recorded as Instrument Number 200202050015464, Register's Office for Davidson County, Tennessee.
Cynthia Hale is now known as Cynthia Hale-Copeland.
Stephen Karponai having since died, vesting sole ownership in Margaret L. Karponai as surviving tenant by the entirety.
This is not the marital homestead of the Grantor.
Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1209 Blackfoot Court, Madison, TN 37115.

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. Whenever 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 21st day of November, 2003.

Cynthia Hale-Copeland

Margaret L. Karponai

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 Cynthia Hale-Copeland, a married woman and Margaret L. Karponai, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 21st day of November, 2003.

Commission expires 9/3/06

Notary Public

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of November, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282