PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 45227

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/16/03 14:42 2pgs
Fees:13.00 Taxes:732.16

20031216-0179699

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter Kopcsak Sarah Miller Kopcsak 85 Altentann Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 090-11-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,880.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Opal C. Wilkins, widowed, is not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Kopcsak and spouse, Sarah Miller Kopcsak** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 624 on the Plan of Charlotte Park, Section 9, of record in Book 2900, Page 77, Register's Office for said County.

Said Lot No. 624 fronts 66.5 feet on the westerly side of River Rouge Drive and extends back 172.9 feet on the northerly line and 179.5 feet on the southerly line to a line in the rear, measuring 88.2 feet thereon; said lot has an additional depth of 55 feet, more or less, on the northerly line and 50 feet, more or less, on the southerly line to the edge of water of the Cumberland River, measuring 95 feet, more or less thereon.

Being the same property conveyed to Gene E. Wilkins and Wife, Opal C. Wilkins by deed from Rufus Coffey and wife, Maude F. Coffey of record in Book 5485, Page 166, Register's Office for said County. The said Gene E. Wilkins has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 77, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Rouge Drive and a 10 foot easement for public utility purposes along the rear portion of said lot. Subject to the flow of the Cumberland River across so much of the premises as may lie therein.

This is improved property, known as: 653 River Rouge Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 2003 .

Opal C. Wilkins

State of TENNESSEE
County of WILLIAMSON

On this 15th day of December, 2003, before me the undersigned authority, personally appeared **Opal C. Wilkins**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $197,880.00

Affiant

Sworn and subscribed before me this 15th day of December, 2003

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007