**THIS INSTRUMENT PREPARED BY:**
Forsythe Title & Escrow
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17312K

**MAP/GROUP/PARCEL:**
072-13-0/030.00

**NEW OWNER'S NAME AND ADDRESS:**
NINFA HENDRICKS
1016 CAROLYN AVENUE
NASHVILLE, TENNESSEE 37216

**SEND TAX BILLS TO:**
New Owner

Davidson County DEEDWARR
Recvd: 01/08/04 08:41 2pgs
Fees:13.00 Taxes:444.00
20040108-0002973

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MITZI COPELAND and TYRAN COPELAND, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto NINFA HENDRICKS, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF IRVINGTON AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 1016 CAROLYN AVENUE, Nashville, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200005170049710, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MITZI COPELAND

TYRAN COPELAND

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MITZI COPELAND and TYRAN COPELAND, WIFE AND HUSBAND, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of DECEMBER, 2003.

NOTARY PUBLIC

My Commission Expires:

KATE RO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of December, 2003.

NOTARY PUBLIC

My Commission Expires:

KATE RO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006