Davidson County DEEDWARR
Recvd: 03/03/04 11:12 2pgs
Fees:13.00 Taxes:629.00

20040303-0024043

WARRANTY DEED

G-VRE-04-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewight Williams	~~Franklin Mortgage Funding~~	
1404 Douglas Avenue	(NAME) New Owner	72-14-197
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIAN COPELAND UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEWIGHT WILLIAMS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being parts of Lots No. 34 and 35 in H. M. Doak's Subdivision, in the old 18th District, now the 11th District of Davidson County, Tennessee, a plan of which is of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.
Said parts of Lots No. 34 and 35 adjoin and front together on the southerly side of Douglas Avenue 43 feet 6 inches and run back 174 feet, more or less, to an alley and shows a frontage pf 44 feet 4 inches on said alley. Said part of Lot No. 34 fronts 13 feet 4 inches on the southerly side of Douglas Avenue and fronts 11 feet on said alley, said part of Lot No. 35 fronts 30 feet, 2 inches on the southerly side of Douglas Avenue and shows 33 feet 4 inches on said alley, the said part of Lot No. 34 is the westerly part of said lot and the said part of Lot No. 35 is the easterly part of said lot.

\+ Shandry Davis, Joint Tenants with the right of survivorship

BEING the same property coveyed to Brian Copeland, unmarried, by deed dated July 2, 2003 and filed for record July 8, 2003 in Instrument No. 20330708-0093707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1404 Douglas Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of February, 2004.

Brian Copeland

STATE OF Tennessee

COUNTY OF Davidson

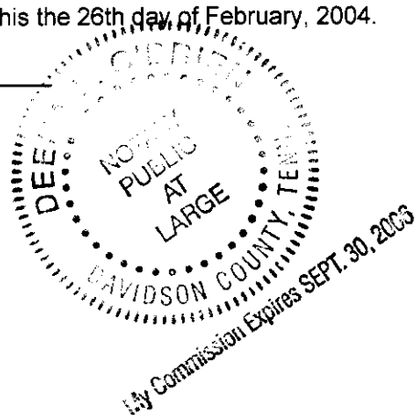
I, , a Notary Public of the County and State first above written, do hereby certify that Brian Copeland unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of February, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903