315 Gosem LH

Davidson County DEEDWARR
Recvd: 04/22/04 12:31 4pgs
Fees:23.00 Taxes:1110.00

20040422-0045779

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

y _____
Affiant

Subscribed and sworn to before me, this 20th day of April, 2004.

_____
Notary Public

My Commission Expires

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Xiang Hua Xie 5515 Charlotte Pike Nashville, TN 37209	Same	091-14-0 214.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH D. COPE AND WIFE, BETTY C. COPE, JULIA KATHERINE COPE FLOYD, AND GAIL M. WYATT, AS TRUSTEE OF THE CLAIRE C. NEGLEY REVOCABLE LIVING TRUST, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **XIANG HUA XIE,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Cope Commercial Area of record in Book 6250, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to D. C. Dope and wife, Minnie C. Cope, by deed of record in Book 1151, page 295, Register's Office for Davidson County, Tennessee. The said D. C. Cope died on December 25, 1960, vesting title in Minnie C. Cope as surviving tenant by the entirety. Minnie C. Cope died on September 24, 1967, and under the terms of her Will filed for record in Will Book 89, page 183, in the Office for the Clerk of the Probate Court for Davidson County, Tennessee, said property was devised to John D. Cope, Sr. and Claire Belle Cope, also known as Clairebelle Negley. Claire C. Negley, a/k/a Clairbelle Negley, quitclaimed all of her right, title and interest in and to the subject property to Claire C. Negley, as Trustee of The Claire C. Negley Revocable Living Trust by deed of record as Instrument No. 20000912-0090362, Register's Office for Davidson County, Tennessee. John D. Cope, Sr. died on December 28, 1972, and under the terms of his Will filed for record in Book 6423, page 12, Register's Office for Davidson County, Tennessee, said property was devised to his wife, Mamie L. Cope. Mamie L. Cope died on April 24, 1984, and under the terms of her Will filed for record in Book 6423, page 16, Register's Office for Davidson County, Tennessee, said property was devised to John David Cope, Jr., Ronald Edward Cope, Julia Katherine Cope Floyd, and Kenneth DeWayne Cope. Ronald E. Cope and wife, Delia L. Cope, conveyed all of their right, title and interest in and to the subject property to Kenneth D. Cope, Julia Cope Floyd and John David Cope, Jr., by deed of record in Book 6423, page 22, Register's Office for Davidson County, Tennessee. John David Cope, Jr. and wife, Treva Geneice Cope, quitclaimed all of their right, title and interest in and to the subject property to Kenneth D. Cope and wife, Betty C. Cope, by deed of record in Book 6592, page 939, Register's Office for Davidson County, Tennessee. Thus, the property is vested as follows: Julia Katherine Cope Floyd an undivided 1/6th interest; Kenneth DeWayne Cope an undivided 1/6th interest; Kenneth D. Cope and wife, Betty C. Cope, an undivided 1/6th interest; and The Claire C. Negley Revocable Living Trust an undivided ½ interest.*

The legal description was prepared from plat prepared by William C. Cockrill, TN Reg. 1401, of Barge Waggoner, Sumner and Cannon, Inc., of record in Book 6250, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 499, Register's Office for Davidson County, Tennessee.

3. Road Maintenance Agreement of record in Book 6573, page 683, Register's Office for Davidson County, Tennessee.

4. Easement for future widening of Charlotte Pike of record in Book 6250, page 37, Register's Office for Davidson County, Tennessee.

5. Memorandum Lease of record in Book 7700, page 840, Register's Office for Davidson County, Tennessee.

This is improved property known as 5515 Charlotte Pike, Nashville, TN 37209.

The subject property is not the usual place of residence of the Grantors or their spouses.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 20th day of April, 2004.

Kenneth D. Cope
Kenneth D. Cope

Betty C. Cope
Betty C. Cope

Julia Katherine Cope-Floyd
Julia Katherine Cope Floyd

Gail M. Wyatt
Gail M. Wyatt, as Trustee of
The Claire C. Negley Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH D. COPE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2004.

Notary Public

My Commission Expires: 4/2/05

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY C. COPE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2004.

Notary Public

My Commission Expires: 4/2/05

*Pursuant to Paragraph 2.2.4 and 16.1 of The Claire C. Negley Revocable Living Trust dated July 12, 2000, Gail M. Wyatt was designated as Successor Trustee to Claire C. Negley having all the powers, rights and authority to act as Trustee, all of which is described in said trust agreement, including, but not limited to, having full power to sell, mortgage or convey without the joinder of any beneficiary.

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA KATHERINE COPE FLOYD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of April, 2004.

Audra M. Bleachy
Notary Public

My Commission Expires: 4/2/05

STATE OF GEORGIA)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GAIL M. WYATT, AS TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of April, 2004.

Susan B. Pitts
Notary Public

My Commission Expires: October 10, 2004