Davidson County DEEDWARR
Recvd: 05/20/04 12:13 2pgs
Fees:13.00 Taxes:1509.60
20040520-0059426

FROM: Stephen Gregory Cope and wife, Beatrice L. Cope

TO: Dewitt Dawkins and wife, Lauren Dawkins

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dewitt and Lauren Dawkins	Same	Map 117-5
3503 Foxhall Road		Parcel 114
Nashville, Tennessee 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $408,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2004.

Notary Public

My Comm. Expires:

WILLIAM T. CHAPMAN, IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Stephen Gregory Cope and wife, Beatrice L. Cope, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Dewitt Dawkins and wife, Lauren Dawkins, hereinafter called "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 Nos. 16 to 19, inclusive, of Block "A" on the unrecorded plan of Woodmont Boulevard Tract, a subdivision of the Life & Casualty Insurance Company, described according to a copy of a survey thereof made June 29, 1935, by Z. J. Wilkinson, Surveyor, as follows:
>
> Beginning on the westerly margin of Foxhall Road, the common corner of Lot No. 15 and 16, said point also being 225 feet south of the southwest intersection of said road and Woodmont Boulevard, thence with the line between Lot No. 15 and 16, westerly 153.3 feet to a point; thence southerly 100 feet to the common corner of Lot Nos. 19 and 20 on said plan; thence with the line between said lots easterly 152.5 feet to the westerly margin of Foxhall Road; thence with the margin of the same northerly 100 feet to the point of beginning.
>
> Being the same property conveyed to Stephen Gregory Cope and wife, Beatrice L. Cope by deed from Margaret H. Spickard and husband, William Anderson Spickard, III, of record as Instrument No. 20021106-0136505, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2004 Metropolitan Government Taxes.

This is improved property located at 3503 Foxhall Road, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. 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 our hand this 18th day of May, 2004.

Stephen Gregory Cope

Beatrice L. Cope

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 Stephen Gregory Cope and Beatrice L. Cope, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.