Davidson County DEEDWARR
Recvd: 07/21/04 15:48 2pgs
Fees:13.00 Taxes:767.75

20040721-0087500

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Lou A. Copeland Trust**	Name	**New Owner**
Address	**4021 Utah Ave.**	Address	
City/State/Zip	**Nashville, TN 37209**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00. Jennifer Hamilton Shoenfeld and Husband, Adam M. Shoenfeld,** have this day bargained and sold, and do hereby transfer and convey unto **Lou A. Copeland Trust, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being the westerly one-half of Lot. No. 81 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said part of Lot. No. 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines, 163.3 feet to an alley.

Being the same property conveyed to Jennifer Hamilton, by Warranty Deed from Doreen L. Rodgers of record in Instrument Number 20000706-0067014, Dated June 23,2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Jennifer S. Shoenfeld executed this Warranty Deed on behalf of Adam M. Shoenfeld pursuant to the Power of Attorney, executed by Adam M. Shoenfeld, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Adam M. Shoenfeld joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

Map-Parcel No.'s: Map 103 Group 4 Parcel 365

This is improved property known as: 4021 Utah Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **9th** day of **July, 2004.**

Jennifer Hamilton Shoenfeld
Jennifer Hamilton Shoenfeld

Adam M Shoenfeld
Adam M. Shoenfeld

By Jennifer S. Shoenfeld, Attorney-in-Fact
By: Jennifer S. Shoenfeld, Attorney-in-Fact

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Jennifer Hamilton Shoenfeld and Adam M. Shoenfeld** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **9th** day of **July, 2004.**

C.M. Corriveau
Notary Public

Commission expires **June 18, 2005**

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WITNESS MY HAND and official seal at office, this **9th** day of **July, 2004.**, PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Jennifer S. Shoenfeld, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such she executed the foregoing instrument on behalf of Adam M. Shoenfeld, and who acknowledged that she executed the same as the free act and deed of Adam M. Shoenfeld.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $207,500.00

Affiant Jennifer Hamilton Shoenfeld

Subscribed and sworn to before me, this the 9th day of July,2004.

My commission expires:

Notary Public - Register

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE