Davidson County DEEDWARR
Recvd: 10/27/04 12:19 2pgs
Fees:13.00 Taxes:1017.50

20041027-0129340

Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#23465

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 $275,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of October, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John C. Steele 116 Lafayette Court Nashville, TN 37205	Capital Bank & Trust 1820 West End Ave. Nashville, TN 37203	130-1-76

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, **RUTH W. COPPEANS formerly known as Duncan AND HUSBAND, DAVID L. COPPEANS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN C. STEELE***, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot Nos. 27 and 28 on the Plan of The Courts of Bellemeade as of record in Book 547, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ruth W. Duncan, unmarried by deed from Noni N. Nielsen, of record as Instrument No. 20030328-0041203, Register's Office for Davidson County, Tennessee. The said Ruth W. Duncan having since married and is now known as Ruth W. Coppeans.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Matters shown on the Plan of record Book 547, page 141, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Lafayette Court, Nashville, TN 37205.

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 25th day of October, 2004.

Ruth D Coppeans
Ruth D. Coppeans

David L. Coppeans
David L. Coppeans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH W. COPPEANS AND DAVID L. COPPEANS**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2004.

My Commission Expires:

GEORGE E. MUDT, JR. Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008