Box 344 CL

318 Gsem CL

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23474-10-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $402,500.00. Affiant Subscribed and sworn to before me this 25th day of October, 2004. Notary Public My Commission Expires:

CHRISTINE E. LINDE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires AUG. 2, 2005

WARRANTY DEED

Address New Owner: David L. Coppeans Ruth D. Coppeans 4309 Esteswood Drive Nashville, TN 37215	**Send Tax Bills To:** Georgia Bank & Trust 1321 Murfreesboro Rd. Suite 701 Nashville, TN 37217	**Tax Information:** Map No.130.08-0 Parcel No. 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lenore Taylor Brown**, as devisee under the will of Warren W. Taylor, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David L. Coppeans and wife, Ruth D. Coppeans** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4309 Esteswood Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of October, 2004.

Lenore Taylor Brown, as devisee under the will of
Warren W. Taylor, deceased

PICK-UP

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lenore Taylor Brown**, as devisee under the will of Warren W. Taylor, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/08/04 11:39 2pgs
Fees:13.00 Taxes:1489.25

20041108-0134210

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Esteswood Estates as of record in Plat Book 1835, page 101, Register's Office for Davidson County, Tennessee to which plan refernce is made for a more complete description.

Being the same property conveyed to Warren W. Taylor and wife, Lenore W. Taylor by deed dated August 3, 1990 from William C. Havard, Jr. and wife, Sylvia G. Havard, of record in Book 8168, page 638, Register's Office for Davidson County, Tennessee. The parties both having since died, Lenore W. Taylor having predeceased Warren W. Taylor, who died on November 28, 2003. By will of Record in Will Book 5551/1348888, Davidson County Probate Court Clerk's Office subject property was devised to Lenore Taylor Brown.

This conveyance is made subject to:
All matters appearing on the Plan of record in Book 1835, page 101, Register's Office for DavidsonCount,

Tennessee.