WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/05 11:21 2 pgs
Fees:13.00 Taxes:296.00

20050411-0039563

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2005

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher H. Cope (NAME)	SAME AS NEW OWNERS (NAME)	MAP 52-9
1026 Falls Avenue (ADDRESS)	(ADDRESS)	PARCEL 12
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Murphy L. Gill and wife, Michelle L. Gill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher H. Cope and wife, Cora D. Cope

HEREINAFTER CALLED THE 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 No. 3 on the Plan of Montaque Valley of Rest, being part of Lot 18 in Montague Subdivision as of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 3 fronts 60 feet on the westerly side of a private drive (now known as Falls Avenue) and runs back 121.0 feet on the northerly line and 102.5 feet on the southerly line to the easterly line of Lot No. 17 on the original Plan of Montague and measures 57.3 feet thereon.

Being the same property conveyed to Murphy L. Gill and wife, Michelle L. Gill by Warranty Deed from Jeffrey M. Pate and wife, Tami G. Pate of record in Book 8919, Page 427, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MONTAGUE VALLEY OF REST OF RECORD IN BOOK 547, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1026 Falls Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, 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 s this 6th day of April 2005

Murphy L. Gill

Michelle L. Gill

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Murphy L. Gill and wife, Michelle L. Gill

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Seymour Indiana, ~~Tennessee~~, this 6th day of April 2005.

Commission expires 08/09/06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public