Davidson County DEEDWARR
Recvd: 08/16/05 13:37 3 pgs
Fees:18.00 Taxes:530.95
20050816-0097016

DEED

THIS DEED OF CONVEYANCE made and entered into on this 28th DAY of JUNE, 2005, by and between **RUSSELL CHURCH and SUSAN R. BYRNE-CHURCH, a married couple,** hereinafter known and referred to as **GRANTORS**, and **DAVID D. KOPP and KRISTEN L. KOPP, whose tax mailing address is** 204 Legend Court, Antioch, TN 37013, hereinafter known and referred to as **GRANTEES**;

WITNESSETH:

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 41, on the plan of Belle Oaks Subdivision, Phase 1, (formerly Mt. View Subdivision and Acura Subdivision of record in Plat Book 6900, Page 768, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 7821, Page 266, Register's Office for said County

BEING the same property as conveyed to Susan R. Byrne by deed recorded 12/16/97 in Book 10722, KNA Susan R. Byrne-Church joined by husband Russell Church.
Page 944 Parcel/Tax I.D. #: 150-11-0304

Commonly known as: 204 Legend Court, Antioch, TN 37013

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them, his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

SRBC RC

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

RUSSELL CHURCH

SUSAN R. BYRNE-CHURCH

GRANTORS

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 28th day of June, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **RUSSELL CHURCH and SUSAN R. BYRNE-CHURCH.**

ROBERT C. MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $143,500.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $143,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

RUSSELL CHURCH

SUSAN R. BYRNE-CHURCH

GRANTORS

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 28th day of June, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **RUSSELL CHURCH and SUSAN R. BYRNE-CHURCH.**

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

Grantees' Address and Address All Tax Bills Are to Be Sent To.
DAVID D. KOPP
204 Legend Court
Antioch, TN 37013

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503