THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)
Nola Kopp
4308 Saunders Avenue
Nashville, Tennessee 37216

Send Tax Bills To
Same

Map-Parcel No.
061-06-0-042.00

Warranty Deed (Reserving Life Estate)

For and in consideration of the sum of $54,312.72, the receipt of which is hereby acknowledged, Nola L. Kopp, Grantor, transfers and conveys to Betty E. Peccin (a 1/6th interest), Martha L. Barnes (a 1/6th interest), Douglas Ray Old (a 1/6th interest), Robert H. Old (a 1/6th interest), F. Christine Smith (a 1/6th interest), Tommy Old (a 1/24th interest), Robert Old (a 1/24th interest), Danny Old (a 1/24th interest), and Christopher Old (a 1/24th interest), as tenants in common, Grantees, all of her right, title and interest in, but reserving to the Grantor a life estate in the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County , Tennessee, being Lot. No. 135 on the Plan of Gra-Mar Acres, Section I, of record in Book 2133, page 27, Register's Office for said County.

Said Lot No. 135 fronts 70 feet on the easterly side of Saunders Avenue and extends back 226 feet on the northerly line and 259.4 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to John M. Kopp and wife, Nola L. Kopp, by deed from Lucion Pyle, of record in Record Book 6047, Page 888, Register's Office for Davidson County, Tennessee.

John M. Kopp and Nola L. Kopp were married in Davidson County on October 26, 1982. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of John M. Kopp in Davidson County on January 14, 1999 and Nola L. Kopp conveys as surviving tenant by the entirety.

This is improved property known as 4308 Saunders Avenue, Nashville, Tennessee 37216.

THE GRANTOR hereby reserves unto herself a life estate in the above property for and during the natural life of the Grantor.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for any encumbrances of record.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on December 12, 2005.

Nola L. Kopp, Grantor

Davidson County DEEDWARR
Recvd: 12/14/05 14:05 2 pgs
Fees:13.00 Taxes:200.96

20051214-0150264

State of Tennessee
County of Sumner

Personally appeared before me, Nola L. Kopp, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 12, 2005.

Sandy M Reynolds
Notary Public
My commission expires: 12-9-07

SANDY M. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $54,312.72. Subscribed and sworn to before me on December 12, 2005.

Martha L. Barnes
Martha L. Barnes, Affiant

Sandy M Reynolds
Notary Public
My commission expires: 12-9-07

SANDY M. REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY