THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DICKSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Joyce Jordan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2006. Deanna Faye Wood Notary Public MY COMMISSION EXPIRES: 2-23-2010 (AFFIX SEAL)

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires FEB. 23, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Lloyd Davenport	New owner	MAP 126-15-A
8205 Canoe Court		PARCEL 247
Nashville, TN 37221		
(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, **Diane Renee Copeland, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Lloyd Davenport and wife, Jamie Watkins Davenport**

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. 225 on the Plan of Boone Trace at Biltmore, Section Five of record in Instrument No. 200006220062086, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Renee Copeland, unmarried, by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 200107200076968, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **8205 Canoe Court, Nashville, TN 37221.**

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 my hand(s) this the 26th day of June, 2006.

Diane Renee Copeland

Davidson County DEEDWARR
Recvd: 07/24/06 14:55 2 pgs
Fees:13.00 Taxes:777.00
20060724-0089003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane Renee Copeland** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2006.

My Commission expires May 24 2008

Notary Public

R. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2006.

My Commission expires _____

_____
Notary Public