Davidson County DEEDWARR
Recvd: 12/19/06 10:12 2 pgs
Fees:13.00 Taxes:1248.75

20061219-0156096

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100069

STATE OF TENNESSEE
COUNTY OF Williamson



The actual consideration or value, whichever is greater, is $337,500.00

Sworn to and subscribed before me this 15th day of December, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Tyrus Raymond Coppinger, Jr Deborah Strain Coppinger 200 Tarrington Court Brentwood, TN 37027	Suntrust Mortgage, Inc. 901 Semmes Avenue Richmond, Virginia 23224	172-5-A 8.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Theodore R. Addai and wife, Felicia Addai**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tyrus Raymond Coppinger, Jr., and wife, Deborah Strain Coppinger**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot 8, OAKMONT Subdivision, PHASE ONE, as shown on plat of record in Plat Book 7900, Page 479 amended in Plat Book 7900, Page 480, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is same as previous deed of record.

Being the same property conveyed to Theodore R. Addai and wife, Felicia Addai by Warranty Deed from P. Anthony Sparrow and wife, Nancy B. Sparrow, recorded on the 24th day of July, 1997 in Deed Book 10540, Page 493, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 7900, Page 480, Register's Office for Davidson County, Tennessee.

This is improved property known as **200 Tarrington Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of December, 2006

Theodore R. Addai

Felicia Addai

STATE OF ~~Tennessee~~ Illinois

COUNTY OF Macon

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Theodore R. Addai and Felicia Addai, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2006.

Notary Public

"OFFICIAL SEAL"
ELLEN R. RITCHIE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-01-2009