Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/24/07 08:39 1 pgs
Fees:13.00 Taxes:443.63

20070124-0009540

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Preparer's File #-07A0005

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dale Koppel	-Same-	94-1-382
1520 Long Avenue		
Nashville, Tennessee 37206		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ROBERT L. HIGGINBOTHAM AND WIFE, JULIE G. HIGGINBOTHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DALE KOPPEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 211 on the Map of the Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 65.0 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of 16th Street, 150.0 feet to an alley.

Being the same property conveyed to Robert L. Higginbotham and wife, Julie G. Higginbotham by Warranty Deed from Kyndel Sokol of record in Instrument No. 200608030094305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1520 Long Avenue, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **22nd** day of **January**, **2007**:

Robert L. Higginbotham

Julie G. Higginbotham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. HIGGINBOTHAM AND JULIE G. HIGGINBOTHAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 22nd day of January, 2007.

Notary Public

My Commission Expires: 06/29/2010

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON