Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $208,450.00

Debbie A. Madison
Affiant

Subscribed and sworn to before me this 11th day of July, 2007.

Lura Brady
Notary Public
My commission expires: _____

| Address of New Owner: | Send Tax Bills to: | Tax-Information |
|---|---|---|
| Jeffrey Coplan<br>711 North 12th Street<br>Nashville TN 37206 | Pinnacle National Bank<br>211 Commerce Street, Suite 300<br>Nashville, TN 37201 | 083-05-0 267.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jeffrey W. Coplan**, hereinafter called the Grantees, their successors 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 the westerly 120 feet of Lot No. 5 on the Map of the Bransford Realty Company's Subdivision of Lot Nos. 26, 37 and part of 27 on Edgewood Plan, of record in Book 421, Page 49, Register's Office for said County.

Said part of Lot No. 5 fronts 75 feet on the easterly side of North 12th Street and runs back with the southerly margin of a 50-foot street, called Edgewood Place, 120 feet to a dead line, on which it measures 72.9 feet, more or less.

Being the same property conveyed to Noble Properties, Inc. by deed from Charles E. Haynes and wife, Carol B. Haynes, dated 05/02/06, recorded 05/08/06, of record in Instrument No. 20060508-0052944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 711 North 12th Street, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/13/07 10:44 2 pgs
Fees:13.00 Taxes:771.27
20070713-0083562

WITNESS my hand this 10th day of July, 2007.

Noble Properties, Inc.

By: _____
Lane Wallace
Its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 10th day of July, 2007.

Karen Colbert
~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND/OR RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd.
Suite 200
Hendersonville, TN 37075