I, Andy Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Davidson County DEEDWARR
Recvd: 08/09/07 10:32 3 pgs
Fees:18.00 Taxes:1217.30
20070809-0095283

State of TN
County of Davidson

Personally appeared before me, Hal E Wilson, a notary public for this county and state, Andy Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9-22-07

(Seal)

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $229,000.00

Affiant

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

Notary Public

My Commission expires: 8/12/10
(Affix Seal)

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Kersh	Regions Bank d/b/a Regions Mortgage	105-10-0-152.00
2034 Elliott Avenue	2050 Parkway Office Circle	
Nashville, TN 37204	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara Marie Copeland**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Kersh**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Douglas Place, of record in Book 332, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 62 feet on the easterly side of Eliott Avenue, formerly Kirkman Avenue, and runs back 166 feet on the south line and 180 feet on the north line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Eugene Copeland and wife, Barbara B. Copeland, by deed from Annie Bertha Davis, a single person, on October 19, 1990, of record in Book 8227, page 771, Register's Office for Davidson County, Tennessee. And further conveyed to Barbara Marie Copeland by Quitclaim Deed from Eugene Copeland on June 4, 1998 of record in Book 11024, page 793, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-10-0-152.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 130; and Book 332, page 151, Register's Office Davidson County, Tennessee.

This is improved property known as: **2034 Elliott Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 30, 2007.

Barbara M. Copeland

Barbara M. Copeland

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Marie Copeland** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 30, 2007

My commission expires 8/20/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY