This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

BOX 50-B
PREPARED BY:
RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE, made this 21day of February , A.D., 20 08 , by and between

Dicki L. Sizemore An unmarried person

First Parties, and

Steven M. Cope and wife, Nancy Franco

Second Parties,

Davidson County DEEDWARR
Recvd: 04/29/08 10:29 2 pg
Fees:13.00 Taxes:1069.30
20080429-0043557

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 216 ON THE PLAN OF RIVERSIDE, PHASE 5 B, OF RECORD IN PLAT INSTRUMENT NO. 2003012-0019415, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

OWNER:
Steven M. Cope & Nancy Franco
1309 Morton Mill Court
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Countrywide Home Loans
P O BOX 660964
Dallas, TX 75266

PROPERTY ADDRESS: 1309 MORTON MILL COURT, NASHVILLE, TN 37221

MAP & PARCEL: 142-13B-200.00CO

Being the same property conveyed to Dicki L. Sizemore, unmarried by deed from Alexander F. Vincent, Jr., married of record in Instrument 200608070096622 on 08/03/2006 and filed for record on 08/07/2006, as corrected in Instrument 200703230035405, Register's Office for Davidson County, Tennessee.

MR-PA-151549

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Dicki L. Sizemore × _____

Dicki L. Sizemore

✓STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Dicki L. Sizemore An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2008.

Daelene Lake Notary Public

My Commission Expires: May 23, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

State of TN County of Williamson

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 289,000.00. Affiant _____.

Subscribed and sworn to before me this 25th day of April, 2008.

My Commission Expires: 5/24/09 _____

DAPHNE D. BAINES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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