BILL GARRETT, Davidson County
Trans:T20090034867 DEEDWARR
Recvd: 05/27/09 15:06 2 pgs
Fees:13.00 Taxes:1578.05
20090527-0048653

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $426,500.00. R. Crabtree Affiant Subscribed and sworn to before me, this 22nd day of May, 2009. Rachel Neal Notary Public My Commission Expires: 07/25/09

Rachel Neal NOTARY PUBLIC STATE OF TENNESSEE Davidson County

Address New Owner As Follows: King W. Rogers IV 170 Haverford Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number 1151600 7200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID L. COPPEANS AND RUTH W. COPPEANS**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **KING W. ROGERS IV AND WIFE, CAMILLE S. ROGERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of West Meade Farms, Section 3, of record in Book 1835, Page 4, Register's Office for Davidson County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David L. Coppeans and Ruth W. Coppeans, husband and wife, from Lisa A. Inman, unmarried, by Warranty Deed dated October 30, 2006, of record as Instrument No. 20061102-0136752, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to

pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 1851, page 258, Register's Office for said County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as: **170 Haverford Drive, Nashville, TN 37205.**

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22nd day of May, 2009.

David L. Coppeans

Ruth W. Coppeans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID L. COPPEANS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2009

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires MAY 2, 2011

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH W. COPPEANS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of May, 2009

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 2, 2011