BILL GARRETT, Davidson County
Trans:T20090047608 DEEDWARR
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Fees:13.00 Taxes:853.22

20090715-0066273

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: EROI, LLC, Grantors
TO: Jedidiah Coppenger and spouse, Melanie B. Coppenger, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Jedidiah & Melanie B. Coppenger 6924 Sunnywood Drive Nashville, TN 37211	Bank of America, N.A. P.O. Box 660694 Dallas, TX 75266-0694	173-09-OA 148.00 CO

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $230,600.00.

Affiant

Subscribed and sworn to before me this the 13th day of July, 2009.

My commission expires: 3/20/2010

NOTARY PUBLIC

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **EROI, LLC**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jedidiah Coppenger and spouse, Melanie B. Coppenger**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Lenox Village II, Section 2, a Planned Unit Development, of record in Plat Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to EROI, LLC by warranty deed, recorded April 13, 2009 in Instrument No. 20090413-0032931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20030203-0014134, said Register's Office, shows minimum setback lines and easements to which plan reference is hereby made43 for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020315-0032826 and Doc. No. 20021226-0158459, said Register's Office, which sets forth

assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

The above-described property is improved property known as: 6924 Sunnywood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13th day of July, 2009.

"GRANTORS"
EROI, LLC

By: _____
Authorized Signature

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tom Moneypenny with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the President of EROI, LLC, a limited liability company, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of July, 2009.

My commission expires: 5/8/2012

_____
Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012