THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09081987**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2009. Notary Public My Commission Expires: 3-4-13

LAURA J. MININGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Russell C. Sturgeon Jr. and Jennifer H. Sturgeon 4710 Trousdale Drive Nashville TN 37220	Send Tax Bills To: FIFTH THIRD MORTGAGE COMPANY 5050 KINGSLEY DRIVE MD: 1MOC BQ CINCINNATI, OH 45227-1115	Tax Information: Tax Parcel ID No. 14604005200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Reese K. Cope and wife, Beverly Cope** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell C. Sturgeon Jr. and Jennifer H. Sturgeon, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 771, PLAN OF CALDWELL HALL, SECTION XII, as shown on plat of record in Plat Book 3300, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Reese K. Cope, unmarried by Warranty Deed from James D. Wade, Sr. and wife, Helen Heath Wade, recorded on the 4th day of February, 1993 in Book 8857, Page 427, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4710 Trousdale Drive Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2009.

Reese K. Cope

Beverly Cope

BILL GARRETT, Davidson County
Trans:T2009062517 DEEDWARR
Recvd: 09/11/09 14:47 2 pgs
Fees:13.00 Taxes:662.30

20090911-0085310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Reese K. Cope and Beverly Cope, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County