

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
101 Green Street
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: James C. Copeland, et al. Address: 515 Ross Boles Road
City: Celina State: TN Zip: 38551
Map: _____ Parcel: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand Eight Hundred Fifty Dollars (\$25,850.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, we, LUCIAN FINCH and GAYLAND FINCH, the only heirs at law of Leah Finch, deceased, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto JAMES C. COPELAND and VICKIE KEEN, as tenants in common with right of survivorship, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Known as a part of the Kyle property of the Williamson Addition to the Town of Celina and being bounded on the North by the lands of Donaldson (now Terry); bounded on the East by Jackson Street; bounded on the West by the lands of Lyle Kirkpatrick; and bounded on the South by Poindexter Street (now College Avenue); and being further described as BEGINNING at a stake on the North side of College Avenue, and thence running with said Avenue East 90 feet to a stake where College Avenue intersects with Jackson Street; thence with the Western side of Jackson Street, North 105 feet to a stake, a corner to Terry and Jackson Street; thence West 80 feet with the line of Terry to a stake, a corner to Terry and Lyle Kirkpatrick; thence South 105 feet with the said Lyle Kirkpatrick's line to the beginning stake corner, containing a lot.

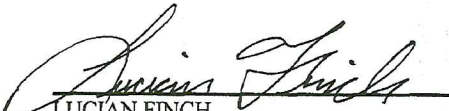
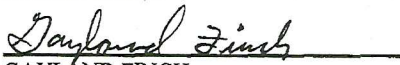
And being the same lands conveyed to Leah Finch, deceased, and Lucian Finch by warranty deed from Eva Dean Asberry dated March 13, 1984, and recorded in Deed Book 44, pages 135-136, Register's Office of Clay County, Tennessee; which deed is corrected by Deed of Correction dated October 11, 1994, and recorded in Deed Book 60, pages 600-602, Register's Office of Clay County, Tennessee; and being the same lands wherein Lucian Finch conveyed his one-half (1/2) undivided interest to Leah Finch, deceased, by warranty deed dated October 11, 1994, and recorded in Deed Book 60, pages 603-604, Register's Office of Clay County, Tennessee.

Leah Finch died intestate on November 27, 2009, leaving as her surviving heirs at law, her sons, Lucian Finch and Gayland Finch.

TRANSFERRED
MAP 420 G L CM 420 P 100
BILLY R. SMITH
ASSESSOR OF PROPERTY APPROVED

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, with right of survivorship, their heirs and assigns, forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, with right of survivorship, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 28th day of February 2013.

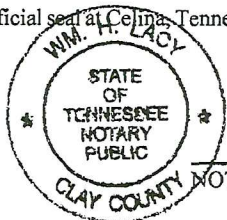


LUCIAN FINCH

GAYLAND FINCH

STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named LUCIAN FINCH, heir at law of Leah Finch, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Celina, Tennessee, this 28th day of February 2013.

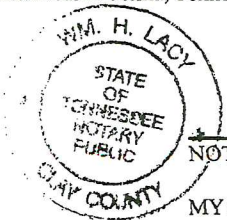



NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-13-2016

STATE OF TENNESSEE

COUNTY OF CLAY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named GAYLAND FINCH, heir at law of Leah Finch, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Celina, Tennessee, this 28th day of February 2013.

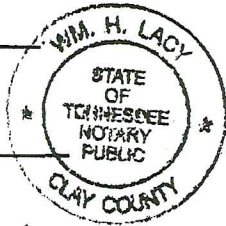


NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-13-2016

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 25,850.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cheri Coppage
AFFIANT

Sworn to and subscribed to before me this 28th day of February

W. H. Lacy
NOTARY PUBLIC



My Commission Expires: 2-13-2016

BK/PG: WD99/563-565

13000217

3 PGS - AL - WARRANTY DEED	
JENNY BATCH: 11934	
02/28/2013 - 10:11:09 AM	
VALUE	25850.00
MORTGAGE TAX	0.00
TRANSFER TAX	96.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	114.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS