WARRANTY DEED

BOOK 4435 PAGE 541

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William G. Wiggins (NAME)	Security Fed. Sav. & Loan Assn. (NAME)	Map. 118-9
1020 Woodmont Blvd. (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par. 57
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	FW

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00) TEN AND NO/100 *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantee, the receipt of which is hereby acknowledged,

We, Everett A. Covington, Jr., and wife, Jeanne M. Covington,

have this day bargained and sold, and do hereby transfer and convey unto the said

William G. Wiggins, his

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Leonte Subdivision, not of record, described accord ing to a survey made by W. B. Southgate, Surveyor, December, 1936, as follows:

BEGINNING at a point in the northerly margin of Woodmont Avenue 290 feet east of the northeast corner of Granny White Road and Woodmont Avenue, the common corner of Lots Nos. 26 and 27; thence northwardly, with the dividing line between said lots Nos. 26 and 27, 201 feet 1 inch to a point, the common corner of lots Nos. 2, 3, 26 and 27; thence eastwardly, with the dividing line between lots Nos. 3 and 26, 100 feet to a point, the common corner of lots Nos. 3, 4, 25 and 26; thence southwardly, with the dividing line between lots Nos. 25 and 26, 201 feet 2 inches to a point in the north margin of Woodmont Avenue; thence westwardly, with the northerly margin of said Avenue, 100 feet to the point of beginning.

Being the same real property conveyed to Everett A. Covington, Jr., and wife, Jeanne M. Covington, by deed from M. Bryan Stanley, of record in book 3571, page 411, Register's Office for said County.

This conveyance is made subject to agreement for dedication of easement for sanitary sewers and/or storm drainage between Everett A. Covington and wife, and Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 3921, page 680, Register's Office for Davidson County, Tennessee, and any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey would show.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,500.00

Subscribed and sworn to before me, this the 28 day of July, 1970.

My commission expires: Sept. 15, 1971 (Affix Seal)

Affiant

Notary Public

This is improved ( ) unimproved property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William G. Wiggins, his *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for the 1970 taxes, which have been prorated and assumed by the grantee herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

William G. Wiggins, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* July, 1970, ~~the corporate seal of said being affixed by its proper officers on said day and date~~

Everett A. Covington Jr.

Jeanne M. Covington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh T. Bradley, *a Notary Public in and for said County and State,* Everett A. Covington, Jr., and Jeanne M. Covington *the within named bargainor S, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27 *day of* July, *19* 70.

Hugh J. Bradley *Notary Public*

Commission expires April 15 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

JUL 31 70 CONV 23,500.00
JUL 31 70 S'TAX A* 61.10
JUL 31 70 PR'FEE A* .50
JUL 31 70 W'DEED A* 3.00 * 64.60

WARRANTY DEED

FROM

~~Everett A. Covington, jr. et ux~~
TO

~~William G. Wiggins~~

File: Union Trust Co. box.

A 8 5 4 9 9

IDENTIF. REFERENCE

JUL 31 2 51 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE