WARRANTY DEED

BOOK 4448 PAGE 122

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gilbert D. Covington, (NAME)	Guaranty Mtg. (NAME)	
714 Vantrease Road (STREET ADDRESS OR ROUTE NUMBER)	316 Union St. (STREET ADDRESS)	Map 51-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, (CITY) Tenn. (ZONE) (STATE)	Par. 34

FOR AND IN CONSIDERATION of the sum of

--------- TEN AND NO/100 ($10.00) ---------- *Dollars,*
Cash in hand paid by Gilbert D. Covington, et ux, and other good and valuable considerations the receipt of which is hereby acknowledged, including the assumption by the said Gilbert D. Covington of the balance owing on an indebtedness secured by deed of trust executed by Charles I. Titus and wife, Betty L. Titus, to Herschel Greer, Trustee, as of record in Book 3981, page 100, Register's Office for Davidson County, Tennessee, in the principal amount of $18,500.00, and dated January 19, 1966.

We, Charles I. Titus and wife, Betty Titus,

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

Gilbert D. Covington and wife, Lula Ann W. Covington,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Blair Heights, Section One, as of record in book 2133, page 18, Register's Office for said County.

Said Lot No. 1 fronts 125 feet on the south side of Vantrease Road, and runs back 319.11 feet on the easterly line and 321.44 feet, on the westerly line, to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Charles I. Titus and wife, Betty L. Titus, by deed from R.R. Mincey and wife, Marian Mincey, as of record in book 3981, page 99, Register's Office for said County.

This Instrument Prepared By:
Thomas O. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,~~700.00~~

Subscribed and sworn to before me, this the 24 day of September 19 70

Affiant Gilbert D. Covington

My commission expires: Nov. 12 1972 (Affix Seal)

Notary Public George W. Harney

~~Unimproved~~ ( ) This is improved ( ) property, known as 714 Vantrease Road, Nashville, Tennessee
(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

Gilbert D. Covington and wife, Lula Ann W. Covington,

their *(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.*

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

Gilbert D. Covington and wife, Lula Ann W. Covington, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 24th *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles I. Titus

Betty L. Titus

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Murray, *a Notary Public in and for said County and State,* Charles I. Titus and wife, Betty Titus,

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* 24 *day of* September, *19* 70

George W. Murray *Notary Public*

Commission expires Nov. 12, 1972

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 .....

WARRANTY DEED

FROM

Charles I. Titus, et ux,

TO

Gilbert D. Covington and wife, Lula Ann W. Covington

A 9 1 2 4 3

IDENTIF. REFERENCE

SEP 28 9 44 AM '70

FELIX Z. WILCOX, II REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 70	CONV	25,674:29			
SEP 28 70 S'TAX			A*	66.82	
SEP 28 70 PR'FEE			A*	.50	
SEP 28 70	W'DEED		A*	3.00	* 70.32

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return To:
Hussey, Watkins, Inc.
1130 Pinson Professional Bldg.