THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTY., NASHVILLE, TENN.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ranco Development Co.	Security Federal Sav. & Loan Assn.	
(NAME) 1516 16th Ave. South	(NAME) 500 Union Street	117-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	288 10
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

----------Seventy Thousand and No/100---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged

Everett A. Covington, Jr. and Marjorie Covington Key

have this day bargained and sold, and do hereby transfer and convey unto the said Ranco Development Company, a partnership composed of Xavier B. Cosse and Homer L. Randolph, its

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 58 and 59 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 58 fronts 60 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 160 feet to an alley.

Said Lot No. 59 fronts 75 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Kirkwood, formerly Augusta Avenue, 160 feet to an alley.

Said property was devised to Everett A. Covington, Jr. and Marjorie Covington Key by will of Lillie Glidewell Covington, will of record in Will Book , page , County Court Clerks Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for storm drainage purposes which was granted Metropolitan Government by instrument of record in Book 3505, page 476, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70000.00

Subscribed and sworn to before me, this the 5th day of June 1973

Affiant Homer L. Randolph

My commission expires April 29, 1975 (Affix Seal)

Notary Public Ruth J Bradley

This is ( ) unimproved ( ) improved 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 Ranco Development Company, a partnership composed of Xavier B. Cosse and Homer L. Randolph, its *(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* Ranco Development Company, a partnership composed of Xavier B. Cosse and Homer L. Randolph, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 4th *day of* June, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Everett A. Covington Jr.

x Marjorie Covington Key

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON } MADISON

Personally appeared before me, Barbara Boles, a Notary Public in and for said County and State, Marjorie Covington Key, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jackson, Tennessee, this 4th day of June, 1973.

Barbara Boles Notary Public

Commission expires November 26, 1973

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State Everett A. Covington, Jr., , the within named bargainor, 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 Nashville, Tennessee, this 5th day of June, 1973.

Hugh J. Bradley
Notary Public

My Commission Expires: April 29, 1975

JUN 13	CONV	70,000.00		
JUN 13 S'TAX			A* 182.00	
JUN 13 PR'FEE			A* .50	
JUN 13	W'DEED		A* 4.00	* 186.50

WARRANTY DEED
FROM
EVERETT A. COVINGTON, JR., ET AL
TO
R. C. DEVELOPMENT COMPANY

File Security Federal

C 11053

IDENTIF. REFERENCE

JUN 13 3 06 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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