THIS INSTRUMENT WAS PREPARED BY:
Mr. Caesar E. Urrutia, Attorney
Stahlman Building
Nashville, Tennessee, 37201

BOOK 4927 PAGE 779

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. J. O. Covington		
(NAME)	(NAME)	
2929 Dickerson Raod	Same.	71-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	111
Nashville, Tenn., 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by J. O. Covington, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Velona C. Luton, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said J. O. Covington

his *(successors), heirs and assigns,*

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

Being Lot No. 8 on the Map of H. W. Chenoweth's Wildwood Addition, of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 45 feet on the westerly side of Joseph Avenue, and runs back between lines 150 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Jesse Luton and wife, Velona C. Luton, by deed from Arland L. Reasor and wife, Jewel E. Reasor, of record in Book 3134, page 245, Register's Office for Davidson County, Tennessee, the said Jesse Luton having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,000.00

Subscribed and sworn to before me, this the 18th day of June 19 75

Affiant Velona C. Luton

My commission expires: 11/6/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1314 Joseph Avenue, Nashville
(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 J. O. Covington

his *(successors), heirs and assigns forever.* I *covenant that* I am *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 1975 taxes which have been assumed by the Purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. O. Covington, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18th *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Velona C. Luton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mack H. Webb, *a Notary Public in and for said County and State,* Velona C. Luton, a widow, *the within named bargainor, 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* 18th *day of* June, *19* 75.

Mack H. Webb
Notary Public

Commission expires 11/6/76

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 .....

JUN 30 75 CONV *4,000.00
JUN 30 75 S'TAX A* 10.40
JUN 30 75 PR'FEE A* .50
JUN 30 75 W'DEED A* 4.00 * 14.90

WARRANTY DEED

FROM
Velona C. Luton, a widow

TO
J. O. Covington

D 04897

IDENTIF. REFERENCE

JUN 30 1 00 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST.
NASHVILLE, TENN. 37207
PHONE 252-0715