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WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard C. Covel, etux	First & Mid-South Mtge, Co.	Map 82-8
622 McFerrin Avenue (NAME: / STREET ADDRESS OR ROUTE NUMBER)	Nashville Bank & Trust Bldg. (NAME / STREET ADDRESS)	Par 273
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	19 W-16655

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- Dollars,

cash in hand paid by the grantees; RICHARD C. COVEL and wife, DOROTHY F. COVEL, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust in favor of First and Mid-South Mortgage Company, of record in Book 5021, Page 458, Register's Office for Davidson County, Tennessee (see instrument for complete terms and conditions);

We, CLAYTON D. JANEKSELA and wife, JOANN L. JANEKSELA,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD C. COVEL and wife, DOROTHY F. COVEL, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of F. O. Beasley's Subdivision of the Vaughn Tract, of record in Plan Book 2, Page 105, Chancery Court for said County.

Said Lot No. 12 fronts 50 feet on the westerly margin of McFerrin Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Clayton D. Janeksela and wife, Joann L. Janeksela, by deed from G. W. Edde, et ux, Mary P. Edde, of record in Book 5021, Page 456, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,393.92

Subscribed and sworn to before me, this the 19th day of April 19 77

Affiant Richard C. Covel

My commission expires: 1-31-81.
(Affix Seal)

Notary Public Irene J. Weston

This is unimproved ( ) improved (X) property, known as 622 McFerrin Avenue, 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 RICHARD C. COVEL and wife, DOROTHY F. COVEL, 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., except as herein stated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RICHARD C. COVEL and wife, DOROTHY F. COVEL, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 19th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joann L. Janeksela

Clayton D. Janeksela

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Clayton D. Janeksela and wife, Joann L. Janeksela, *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* 19th *day of* April, *19* 77.

Notary Public

Commission expires 1-31-81.

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 .....

APR 20 77	CONV	14,393.92			
APR 20 77	S'TAX		B*	37.44	
APR 20 77	PR'FEE		B*	.50	
APR 20 77	W'DEED		B*	4.00	* 41.94

WARRANTY DEED

FROM

CLAYTON D. JANEKSELA, ET UX

TO

RICHARD C. COVEL, ET UX

D 99749

IDENTIF. REFERENCE

APR 20 3 23 PM '77

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238