BOOK 5144 PAGE 630

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Erik B. Covington and	Fidelity Federal Savings & Loan	Map 161-6
wife, Oneda Covington	(NAME)	
701 Huntington Parkway	401 Union St.	Par 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	C
Nashville, Tennessee	Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Wesley N. Williams, Jr. and wife, Cathy B. Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Erik B. Covington and wife, Oneda Covington, their

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

Being Lot No. 25 on the Plan of Huntington Park Subdivision, Section I, as of record in Book 4175, page 10, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Huntington Parkway, said point being the common front corner of Lots Nos. 24 and 25; thence in a southerly direction along the line between said Lots Nos. 24 and 25 a distance of 160.9 feet to a point; thence in an easterly direction a distance of 103.1 feet to a concrete monument in the westerly margin of an unnamed street; thence in a northerly direction along the said margin of the unnamed street a distance of 135.0 feet to a concrete monument which is at the beginning of a curve; thence in a northwesterly direction, around said curve a distance of 39.3 feet to a concrete monument in the southerly margin of Huntington Parkway; thence in a westerly direction along said margin of Huntington Parkway, a distance of 70.0 feet to the point of beginning.

Being the same property conveyed to Wesley N. Williams, Jr. and wife, Cathy B. Williams, by deed from Potere, Inc., recorded in Book 4579, page 206, Register's Office for said County.

(cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 29th day of April 19 77

My commission expires: 11-26-80 (Affix Seal)

Affiant Erik B. Covington

Notary Public

This is unimproved ( ) improved (XX) property, known as 701 Huntington Parkway, 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 Covington and wife, Oneda 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.,* except as stated on the back of this instrument.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Erik B. Covington and wife, Oneda Covington, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 29th. *day of* April, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wesley N. Williams, Jr.

Cathy B. Williams

BOOK 5144 PAGE 631

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Wesley N. Williams, Jr. and wife, Cathy B. Williams

*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, Davidson County *Tennessee, this* 29th *day of* April, *19* 77.

Commission expires [illegible]

[illegible] *Notary Public*

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 .....

(cont.)
This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantees
(2) The recorded plan shows an Owner's Certificate, a 30-foot set-back line from Huntington Parkway, a 15-foot setback line from a 50-foot unnamed street, an overhang easement across the northerly part of the lot and the easterly part of the lot, a 10-foot easement for public utilities and drainage along the southerly line of the lot and locates the below TVA easement set out at Item (5) of record in Plan Book 4175, page 10, Register's Office for Davidson County, Tennessee.
(3) TVA easement recorded in Book 2338, page 226, Register's Office for Davidson County, Tennessee.
(4) Restrictive covenants contained in an instrument of record in Book 4225, page 778, Register's Office for Davidson County, Tennessee.

MAY-6[illegible]	CONV	36,500.00			
MAY-6[illegible]	S'TAX		B*	94.90	
MAY-6[illegible]	PR'FEE		B*	.50	
MAY-6[illegible]	W'DEED		B*	4.00	* 99.40

430197-5

WARRANTY DEED

FROM
Wesley N. Williams, Jr. and wife, Cathy B. Williams

TO
Erik B. Covington and wife, Oneda Covington

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

F 02518

IDENTIF. REFERENCE

MAY 6 2 54 PM '77

[illegible] REGISTER DAVIDSON [illegible] TENN.

Compliments of

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