This instrument prepared by:
Joseph Pitt, Attorney at Law
First American Center
Nashville, Tn. 37238

BOOK 5165 PAGE 27

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lucy Jeanne Covington (NAME)	Security Federal Savings & Loan (NAME)	Map 118-11
Rt. #3, Old Natchez Trace (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road, P. O. Box 15917 (STREET ADDRESS)	Parcel 113
Franklin, Tenn. 37064 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid by Lucy Jeanne Covington, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Margaret H. Connell, a widow

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

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 3 Block "G" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.
Said Lot No. 3 fronts 65 feet on the easterly side of Erica Place and runs back between lines, 124.8 feet on the northerly line and 125 feet on the southerly line, to a dead line, measuring 65 feet thereon.

Being the same property conveyed to J. E. Connell and wife, Margaret H. Connell, by deed from Robert E. Darnell and wife, Bertie Lee Darnell, of record in Book 4191, page 263, Register's Office for said County, the said J. E. Connell having since died.

This conveyance is subject to a 20-foot easement for public utilities, set-back line from Erica Place and conditions of owner's certificate as shown on Plan of record in Book 1130, page 36, and restrictive covenants of record in Book 1429, page 672, 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 $ 20,000.00

Subscribed and sworn to before me, this the 24th day of June, 19 77

Affiant

My commission expires Oct. 11, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2826 Erica (House Number) Nashville (Street) Tennessee 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
Lucy Jeanne Covington
her *(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 for 1977 taxes, which are prorated and assumed by the grantee

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lucy Jeanne Covington
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 24th *day of* June, 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.*

x Margaret H. Connell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. C. Simpkins, *a Notary Public in and for said County and State,* Margaret H. Connell, a widow

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 Nashville *Tennessee, this* 27th *day of* June, *19* 77

L. C. Simpkins *Notary Public*

Commission expires Feb. 11, 1978

NOTARY PUBLIC SHELBY COUNTY TENNESSEE

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 29 77 CONV 20,000.00 B* 52.00
JUN 29 77 S'TAX B* .50
JUN 29 77 PR'FEE B* 4.00 * 56.50
JUN 29 77 W'DEED

WARRANTY DEED

FROM

Margaret H. Connell

TO

Lucy Jeanne Covington

Mail to: Union Trust Company
4235 Hillsboro Road
P. O. Box 15244
Nashville, Tenn. 37215

FI 11675

IDENTIF. REFERENCE

JUN 29 10 03 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238