BOOK 5357 PAGE 594

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13888.

Jim H. Wachter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Oct, 1978.

E. Baines
Notary Public

MY COMMISSION EXPIRES: Dep. Reg.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jim H. WAchter, Attorney at Law, 400 N. Gallatin Road, Madison, Tn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Jim H. Wachter (NAME)	Mid-South Realty Co. (NAME)	82-8
400 N. Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	Parcel 273
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	19W-16655

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, DOROTHY F. COVEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. WACHTER, and wife, CAROL J. WACHTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being lot No. 12, on the plan of F. O. Beasley's sub-division of the Vaughn Tract, of record in plan Book 2, Page 105, Chancery Court for Davidson County, State of Tennessee.

Said lot No. 12 fronts 50' on the westerly margin of McFerrin Avenue and extends back between parallel lines 150' to an alley. Being of record on April 20, 1977, in Book 5138, Page 349, Registers Office for Davidson County, State of Tennessee, being the same property conveyed to Richard C. Covel and Dorothy F. Covel by Clayton D. Janeksela and wife, Joann L. Janeksela, with Deed of Trust in favor of Franklin G. Clark, Trustee, being recorded in Book 5138, Page 349, of the said County.

This is the same property conveyed to Clayton D. Janeksela and wife, Joann L. Jankesela, by Warranty Deed from G. W. Edde, et ux, Mary P. Edde of record in Book 5021, page 456, Register's office for said County.

Further being the same property conveyed to Dorothy F. Covel, by Quitclaim Deed from Richrd C. Covel of record in Book 5206, Page 684, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 622 (House Number) McFerrin Avenue (Street) (P. O. Address) Nashville, Tn. (City or Town) 37206 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on this the 19th day of October, 19 78

at Nashville, Tennessee

Dorothy F. Covel
DOROTHY F. COVEL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jim H. WAchter, a Notary Public in and for said County and State, the within named Dorothy F. Covel

the bargainor X, 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 19th day of October 19 78

Commission expires 5-13-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM DOROTHY F. COVEL

TO JIM H. WACHTER and wife, CAROL J. WACHTER

E 97394

IDENTIF. REFERENCE

OCT 30 3 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 30 78	CONV	13,888.00			
OCT 30 78	S'TAX		B*	36.14	
OCT 30 78	PR'FEE		B*	.50	
OCT 30 78	W'DEED		B*	4.00	* 40.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.