ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RAYMOND D. COVINGTON, JR. & JOE ANN COVINGTON	RAYMOND D. COVINGTON, JR. & JOE ANN COVINGTON	91-14
NAME	(NAME)	
5401 Charlotte Avenue	5401 Charlotte Avenue	219
(STREET ADDRESS OR ROUTE NO)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY (STATE) ZIP CODE	

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5500 PAGE 749

THIS INDENTURE, made this 12th day of January, 1979, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor" and RAYMOND D. COVINGTON, JR., and JOE A. COVINGTON, of 5401 Charlotte Avenue, Nashville, Tennessee 37209, hereinafter called "Grantees".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by Grantees, the receipt of which is hereby acknowledged, hereby conveys unto said Grantees, their heirs and assigns, forever, the following described land situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> Being the Easterly parts of Lots Nos. 1 and 2 on the Map of R.W. Turner's Subdivision of record in Plat Book 421, Page 161, Register's Office for said County, and according to a copy of a survey thereof made by Van T. Brown, Registered Engineer, said parts of said lots adjoin and front together 96-feet 3-inches on the West side of 54th Avenue North and run back between lines, 126-feet 11 3/4-inches on the South line of part of Lot 2 and 132-feet 4 1/4-inches on the North line of Lot 1, along the South margin of Charlotte Avenue, to a dead line on which they measure 87-feet 2 1/2-inches.
>
> SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.
>
> Being the same property conveyed to the Grantor herein by Deed dated December 28, 1973, and recorded in Davidson County, Tennessee on September 18, 1975, in Book 4952, Page 371.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantees, their heirs and assigns, forever.

This instrument prepared by K. G. Bandelier, an Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

Grantor, for itself and its successors, hereby covenants, and agrees to and with Grantees, their heirs and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed by a Vice President and an Assistant Secretary, and its corporate seal to be affixed hereto the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA

By _____
Vice President

By _____
Assistant Secretary

KGB 9/19/79

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,400.00

This is equal to or greater than theproperty would bring at a fair and voluntary sale.

Katherine L. Burke

Sworn to and subscribed before me
this 17th day of September, 1979.

My commission expires 4-17-83 NOTARY PUBLIC Lucy Benson Douglas

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On this 19th day of January, 1979, before me, the undersigned authority, personally appeared L P WAY and ROY [illegible], to me personally known and who, being by me duly sworn did say that they are a Vice President and an Assistant Secretary, respectively, of Union Oil Company of California, a California corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Debbie Nasters
Notary Public in and for (SEAL)
Cook County, Illinois

My commission expires:
DEBBIE NASTERS, Notary Public
Cook County
My Commission Expires June 29, 1982

F5275 FOUST
IDENTIF. REFERENCE

SEP 19 10 32 AM '79
FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5500 PAGE 752

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5540 .50- CO	
			151.50 CO TX	
			.50 PRFEE	
			9.00 MISC	
			CHECK 151.50-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F52751

IDENTIFICATION REFERENCE

SEP 19 10 32 AM '78

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TENN.

No. 712753