BOOK 5925 PAGE 386

FORM NO. WD-1

H 0 4 4 7 4

IDENTIF. REFERENCE

AUG 16 2 40 PM '82

FELIX A. JOHNSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 1982.

Notary Public

MY COMMISSION EXPIRES: 7-14-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Hilton	Capitol Mortgage Corporation	22N 05855
913 Bradford Avenue (NAME)	1161 Murfreesboro Road (NAME)	105-13
Nashville, TN 37207 (STREET ADDRESS OR ROUTE NUMBER)	Nashville, TN. 37217 (STREET ADDRESS)	336
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, David & Elizabeth P. Covington and Charlie & Helen Thomas Kinnard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Hilton and wife Jannette Hilson

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. 38 on the Map of Waldkirch's Subdivision of Lots Nos. 8 and 9 of the W.L.P. Lawrence Plan, as of record in Book 421, Page 90, Register's Office for said County.

SAID Lot No. 38 fronts 50 feet on the southerly side of Bradford, formerly Caroline Avenue, and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to David Covington et ux, Elizabeth P. Covington and Charlie and Helen Thomas Kinnard by deed from Foy E. Jackson and wife, Ethel K. Jackson of record in Book 3844, Page 434, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved ( ) property, known as 913 Bradford Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (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 our hands this 13TH day of AUGUST, 82

David & Elizabeth P. Covington — David Covington — Elizabeth P. Covington

Charlie & Helen Thomas Kinnard — Charlie Kinnard — Helen Thomas Kinnard

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David & Elizabeth R. Covington and Charlie & Helen Thomas KJ/NM

the 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 13TH day of AUGUST 19 92.

Commission expires 4-17-93

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

David & Elizabeth R. Covington

TO

Alfred Wilton

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	107.90-
3818A06/16/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. O. 4 4 7. 4

IDENTIF. REFERENCE

Aug 16 2 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 897169