This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ruth Cope Wyatt	SAME	Map 61-12
1240 Riverwood Dr.		Parcel 168
Nashville, Tn. 37216		

BOOK 6246 PAGE 796

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Ruth Cope Wyatt
Affiant

Subscribed and sworn to before me, this the 9th day of March, 1984.

Carol R. Roll
NOTARY PUBLIC

My Comm. Expires: 7/21/85

WARRANTY DEED

FOR AND CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Gertrude C. Adams as to a 1/16 interest, Lila C. Crocker as to a 1/8 interest, Robert E. Covington as to a 1/16 interest, Lera C. McLeod as to a 3/16 interest, Susie C. Austin as to a 1/8 interest, Verna C. Head as to a 1/8 interest, John M. Covington as to a 1/16 interest; Joseph F. Covington as to a 1/16 interest, Frances C. Larrick as to a 3/16 interest, Devisees under the Will of Sarah Lee Covington Lipscomb, deceased, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ruth Cope Wyatt, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 31 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the southerly side of Riverwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lewis A. Lipscomb and wife, Sarah Lee Lipscomb, by deed from Robert W. Gregory and wife, Helen L. Gregory, of record in Book 3131, page 345, Register's Office for Davidson County, Tennessee, and being the same property vested in Gertrude C. Adams as to a 1/16 interest, Lila C. Crocker as to a 1/8 interest, Robert E. Covington as to a 1/16 interest, Lera C. McLeod as to a 3/16 interest, Susie C. Austin as to a 1/8 interest, Verna C. Head as to a 1/8 interest, John M. Covington as to a 1/16 interest, Joseph F. Covington as to a 1/16 interest, Frances C. Larrick as to a 3/16 interest, Devisees under the Will of Sarah Lee Covington Lipscomb, deceased, of record in Will Book 145, page 569, Probate Court for Davidson County, Tennessee, the said Lewis A. Lipscomb having predeceased Sarah Lee Lipscomb.

The above property is conveyed subject to 1984 Metropolitan Government taxes.

unimproved ( )
This improved (x) property known as 1240 Riverwood Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever, and we do covenant with the said GRANTEE 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 27th day of February, 1984.

Gertrude C. Adams
Gertrude C. Adams

Lila C. Crocker
Lila C. Crocker

Robert E. Covington
Robert E. Covington

Lera C. McLeod
Lera C. McLeod

Susie C. Austin
Susie C. Austin

Verna C. Head
Verna C. Head

John M. Covington
John M. Covington

Joseph E. Covington
Joseph E. Covington

Frances C. Larrick
Frances C. Larrick

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gertrude C. Adams, the 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 seal, at office in _____, Tennessee, this the ____ day of _____, 1984.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF KENTUCKY)
COUNTY OF Fayette)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lila C. Crocker, the 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 seal, at office in Lexington, ~~Tennessee~~ Kentucky, this the 21st day of February, 1984.

Wayne H. Goodin
NOTARY PUBLIC

My Commission Expires: 4-18-85

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Covington, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in White House, Tennessee, this the 25 day of February, 1984.

Harold H Cole
NOTARY PUBLIC

My Commission Expires: 12-2-86

STATE OF ALABAMA)
COUNTY OF Jeff)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lera C. McLeod, the 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 seal, at office in Birmingham, ~~Tennessee~~ Alabama, this the 16 day of February, 1984.

Margaret A McDaniel
NOTARY PUBLIC

My Commission Expires: 3-12-86

STATE OF ALABAMA)
COUNTY OF Jeff)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gertrude C. Adams, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Birmingham, ~~Tennessee~~ Alabama, this the 16 day of February, 1984.

Margaret A McDaniel
NOTARY PUBLIC

My Commission Expires: 3-12-86

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susie C. Austin, the 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 seal, at office in Springfield, Tennessee, this the 27th day of February, 1984.

Deborah D. Dixon
NOTARY PUBLIC

My Commission Expires: My Commission Expires Dec. 12, 1984

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Verna C. Head, the 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 seal, at office in Goodlettsville, Tennessee, this the 27th day of February, 1984.

Kathy Jones Sullivan
NOTARY PUBLIC

My Commission Expires: My Commission Expires APRIL 21, 1985

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Covington, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Orlinda, Tenn., Tennessee, this the 27 day of February, 1984.

Chas. D. Clayton
NOTARY PUBLIC

My Commission Expires Feb. 1, 1987
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph E. Covington, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Orlinda, Tenn., Tennessee, this the 27 day of February, 1984.

Chas. D. Clayton
NOTARY PUBLIC

My Commission Expires Feb. 1, 1987
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Putnam)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances C. Larrick, the 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 seal, at office in Cookeville, Tennessee, this the 24 day of February, 1984.

Loraine Young
NOTARY PUBLIC

My Commission Expires: 10-21-86

LORAINE YOUNG NOTARY PUBLIC PUTNAM COUNTY

107989

T. IDENTIF. REFERENCE

MAR 12 9 44 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6246 PAGE 801

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
			63000.00- CAMT.	
			163.80 MSTAX	
			VD 163.80- MSTAX	
			163.80 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 179.30-	
			9145A03/12/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

107989

IDENTIF. REFERENCE

MAR 12 9 44 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19174