#84-0-12

FILE IN BOX #4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 6315 PAGE 746

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

23,500.00 Thelma Benson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 84

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THELMA BENSON (NAME)	Eagle Mortgage and Investment Company (NAME)	
410 Mallory Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	105-7-402
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	15W-11232

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, CALLIE M. COVINGTON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THELMA BENSON and NELL AMBROSE, both unmarried

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:

Being Lot No. 9 on the Map of the Resubdivision for Joe Kornman, of parts of Lots Nos. 27, 28 and 29 on the Plan of Rains Spring Tract, of record in Plan Book 1, page 109, of the Chancery Court at Nashville, and being part of the original Lots Nos. 28 and 29 and being described according to a copy of a survey thereof made by Harvey Gee, April 24, 1948, as follows:

Beginning at a point in the north margin of Mallory Street, the common corner of Lots Nos. 9 and 10; said point being 71 feet east of the first alley west of Nolensville Pike, formerly Fourth Avenue, South; thence with the line between said Lots 9 and 10 in a northwesterly direction 59.3 feet to the dividing line between Lots Nos. 29 and 30; thence with the line between said lots, North 56 degrees 23' East 32.6 feet to the common corner of Lots Nos. 8 and 9 of said Resubdivision; thence with the dividing line between said lots southeastwardly 81.9 feet to the northerly margin of Mallory Street; thence westwardly with the north margin of said Street, North 85 degrees 45' West 36 feet to the point of the beginning.

Being the same property conveyed to Searcy Covington and wife, Callie M. Coving ton, by deed from Joe Kornman and wife, Ann Kornman, of record in Book 1851, page 203, Register's Office for Davidson County, Tennessee. The said parties having since been divorced and tht title to said property was divested outof him and vested in Callie Mae Covington by decree of the Fourth Circuit Court for said County of record in Minute Book 73A, page 25, Circuit Court Clerk's Office for said County and a certified copy of said decree being filed for record in the Register's Office simultaneously herewith.

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

CHECK

This is unimproved (X) improved ( ) property, known as 410 Mallory Street (House Number) (Street) Nashville, Tennessee 37203 (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 my hand this 13th day of June, 19 84

CALLIE M. COVINGTON, Unmarried

Callie M Covington

06/14 17.50

1911

BOOK 6315 PAGE 747

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CALLIE M. COVINGTON, Unmarried

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 official seal at Nashville, Tennessee, this 13th day of June 1984

Commission expires 2/19/88

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 _____ this the _____ day of _____, 19____

My commission expires _____

Notary Public

FILED FOR RECORD DAVIDSON COUNTY, TENN.
JUN 14 2 28 PM 84

IDENTIFICATION REFERENCE

RUSH

1 2 9 1 8 8

WARRANTY DEED

FROM
CALLIE M. COVINGTON, Unmarried

TO
THELMA BENSON and
NELL AMBROSE, both unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6315 PAGE 748

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2350[illegible].00- CAMT.	
			61.10 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	67.60-
		511A06/14/84	CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T29188

IDENTIF. REFERENCE

JUN 14 2 26 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0044409