File Box 43

BOOK 6594 PAGE 791

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
John R. Covington et ux	First Investment Company	149-9
(NAME)	(NAME)	
229 Manatee Court	4300 E. Broad Street	95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Columbus, Ohio 43213	2DU63282
(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, Leon J. Simpson and wife, Linda Kay Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Covington and wife, Shirley A. Covington

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. 28 on the Plan of Barclay Square Subdivision, Section 1, as of record in Book 4460, page 141, said Register's Office.

Said Lot No. 28 fronts 35 feet on the southerly side of Manatee court and runs back 128.73 feet on the easterly line and 165.48 feet on the north- westerly line to a broken line in the rear which measures 159.18 feet.

Being the same property conveyed to Leon J. Simpson and wife, Linda Kay Simpson by deed from Robert D. Lamberth and wife, Sue W. Lamberth of record in Book 5290, page 686, Register's Office for Davidson County, Tennessee.

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

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IDENTIF. REFERENCE

JUN 28 3 23 PM '85

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 229 Manatee Court, Antioch, Tennessee 37013
(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 ti, 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 hand s this 27th day of June, 19 85

Leon J. Simpson By Linda Kay Simpson Att'y in fact
Leon J. Simpson

Linda Kay Simpson
Linda Kay Simpson

214

STATE OF TENNESSEE
County of Davidson

BOOK 6594 PAGE 792

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Kay Simpson

or proved to me upon the basis of satisfactory evidence 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 27th day of June 19 85

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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
Leon J. Simpson

Linda Kay Simpson

TO
John R. Covington

Shirley A. Covington

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 1985, before me personally appeared Linda Kay Simpson, to me known to be the person who executed the foregoing instrument in behalf of Leon J. Simpson and acknowledged that she executed the same as the free act and deed of the said Leon J. Simpson.

My Comm. expires: 4/20/86

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6594 PAGE 793

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

62100.00- CONT.
161.46 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 167.96-
3142A06/28/05 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:702 3:

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IDENTIF. REFERENCE

JUN 28 3 23 PM '05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149450