File # 4016

Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6671 PAGE 986

George E. Mudtel, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD L. AUDAIN (NAME)	COVENANT MORTGAGE CORPORATION (NAME)	Map 105-9
1104 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	Parcel 183
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	F.B. #16W-16520

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, JAMES E. DAVIS and wife, BEULAH L. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD L. AUDAIN and wife, DANA L. AUDAIN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 24 on the Plan of A.B. Hills Subdivision, as of record in Plat Book 332, page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Davis and wife, Beulah L. Davis by deed from Alice Davis Brown, a widow, of record in Book 5541, page 361, said Register's Office.

This conveyance is made subject to (1) 1985 taxes and (2) All matters appearing on the Plan of A.B. Hill's Subdivision of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

41305

IDENTIFICATION REFERENCE

OCT 3 8 33 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1104 Acklen Avenue, Nashville, Tennessee

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of September, 1985.

James E. Davis
JAMES E. DAVIS

Beulah L. Davis
BEULAH L. DAVIS

STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES E. DAVIS and wife, BEULAH L. DAVIS

the bargainorS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Edward L. Audain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 85

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES E. DAVIS and wife, BEULAH L. DAVIS

TO

EDWARD L. AUDAIN and wife, DANA L. AUDAIN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3500 .00- CAMT.
92.50 CSTAX
.50 PRFEE
2.00 MORTG
CHECK 95.00-
2822A 10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41305

IDENTIFICATION REFERENCE

OCT 3 8 33 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 178384