#4195 File Box

WARRANTY DEED

BOOK 6675 PAGE 430

THIS INSTRUMENT PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARTHA JO BROADWAY (NAME)	DOMINION BANKSHARES MORTGAGE (NAME)	Map 128-14
8053 Arbor Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	Parcel 148
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	F.B. #9D-6647

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, WILLIAM E. COVINGTON and wife, FELIPA COVINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTHA JO BROADWAY

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. 120 on the Plan of the Resubdivision of Lots Nos. 120 and 121, Harpeth Park, Section Three, as of record in Plat Book 4350, page 134, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Covington and wife, Felipa Covington by deed from Gail Burgess and Robert J. Burgess of record in Book 6013, page 23, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, (2) Restrictions of record in Book 4232, page 417; and (3) All matters appearing on the Plan of record in Plat Book 4350, page 134, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated February 24, 1983, in the original principal sum of 55,550.00, payable to Dominion Bancshares Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6013, page 26 said Register's Office.

IDENTIFICATION REFERENCE 42236

OCT 7 @ 10 AM 1985
FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 8053 Arbor Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 20th day of September, 19 85

WILLIAM E. COVINGTON

FELIPA COVINGTON

CHECK 10/87 202.80 3918

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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 WILLIAM E. COVINGTON and wife, FELIPA COVINGTON

the bargainor S, 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 37027 this 20th day of September, 19 85

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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,497.22

Martha Jo Broadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 85

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

Notary Public

WARRANTY DEED

FROM

WILLIAM E. COVINGTON and wife,
FELIPA COVINGTON

TO

MARTHA JO BROADWAY

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

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6675 PAGE 432

FOR _____

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
			75497.22- CAMT.	
			196.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	202.80-
			3912A10/07/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42236

IDENTIFICATION REFERENCE

OCT 7 8 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179450