Pkt 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO (MORTGAGEE)	MAP-PARCEL NUMBERS
Michael Mackreth Moulden et ux (NAME)	Covenant Mortgage Corporation (NAME)	27W 3105
921 North 14st Street (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, Suite 212 (STREET ADDRESS)	83-1-410
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	Brentwood, TN 37027 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100----------($10.00)---------- DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

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WE, CHARLES T. LENTZ, JR. AND WIFE, PEGGY S. LENTZ

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL MACKRETH MOULDEN AND WIFE, PENELOPE SUE MINICK

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows:

A lot of land in the 27th Ward of the City of Nashville, formerly the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the west margin of Fourteenth Street, formerly Weakley Avenue, at the northeast corner of a lot conveyed by Merry A. Maney and wife, Gertrude Maney, to Mary Anne Bates, by deed of record in Book 587, Page 227, Register's Office for said County; thence westerly with the northerly line of said Bates' line, 222 feet to the easterly margin of a proposed alley; thence northerly with the same, 73.22 feet more or less, to the southerly margin of another alley, being the first alley south of Grand Avenue; thence easterly with the southerly margin of said alley, 222 feet to the westerly margin of Fourteenth Street; thence southerly with the westerly margin of Fourteenth Street 73.22 feet, more or less, to the beginning.

BEING the same property conveyed to Charles T. Lentz, Jr. and wife, Peggy S. Lentz by deed from Kenneth Ray Harrington and wife, Dorothy R. Harrington of record in Book 3474, Page 219, Register's Office for Davidson County, Tennessee.

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IDENTIFIED & FILED APR 13 8 29 AM '87 DAVIDSON COUNTY TN

unimproved ( )
This is improved (X) property, known as 921 North 14st Street (House Number) (Street)
Nashville, TN 37206 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 3rd day of April, 19 87.

Charles T. Lentz Jr. — CHARLES T. LENTZ, JR.

Peggy S. Lentz — PEGGY S. LENTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles T. Lentz, Jr. and wife, Peggy S. Lentz

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 3rd day of April, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM CHARLES T LENTZ, JR AND WIFE, PEGGY S LENTZ

TO MICHAEL MACKRETH MOULDEN AND WIFE PENELOPE SUE MINICK

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865 4750

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

RECEIVED OF _____

FOR _____

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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

[illegible] CMIT.
[illegible] CSTAX
[illegible] PRFEE
[illegible] WDTX
CHECK 109.60-
[illegible] BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13895

IDENTIFICATION REFERENCE

APR 13 8 29 AM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 68214