BOOK 7606 PAGE 181

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 72,319.98

Subscribed and sworn to before me, this the 15th day of July 1988

My commission expires: 1/10/89

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC. Mail
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kenneth D. Covey	CityFed Mortgage Company (548036-3)
109 Guill Court (STREET ADDRESS)	30 Warder St. (STREET ADDRESS)
Nashville, TN 37214 (CITY / STATE / ZIP)	Springfield, Ohio 45501 (CITY / STATE / ZIP)

MAP & PARCEL NO 85-14-41.00 3DZ-85610

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nevin H. Downs and wife, Myrtianne P. Downs

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kenneth D. Covey and wife, Margaret J. Covey

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 4A on teh Zone Lot Division of Lot No. 2, 3 & 4 on the Plan of Bainbridge Cluster Homes, of record in Plat Book 6250, page 181, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nevin H. Downs and wife, Myrtianne P. Downs by deed recorded in Book 6616 at page 895, Register's Office for Davidson, Tennessee.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

5 1 6 6 2

IDENTIFICATION REFERENCE

Jul 21 2 31 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

9774 07/21 0101 03CHECK 245.09

THIS IS _____ IMPROVED PROPERTY KNOWN AS 109 Guill Court, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 30th day of June 19 88

Nevin H. Downs

Nevin H. Downs

Myrtianne P. Downs

Myrtianne P. Downs

State of Tennessee
County of Sumner

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On this 23rd day of June, 1988, before me personally appeared Kevin N. Downs & Marianne P. Downs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1/10/89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

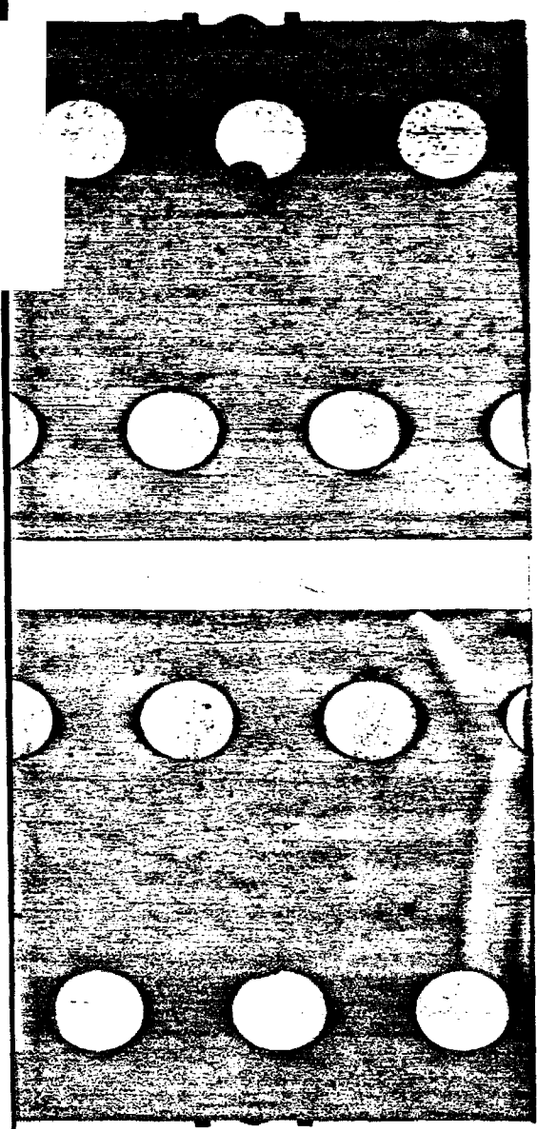
Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 72319.98
				CON TX 238.59
				PRFEE 0.50
				MDEED 6.00
				TOTAL 245.09
				CHECK 245.09
07/21/88	01			14:32 0001 9774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51662

IDENTIFICATION REFERENCE

JUL 21 2 31 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 115557