THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 8055 PAGE 763

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Charles G. Covington and wife, Shirley G. Covington 1515 Jones Avenue Nashville, TN 37207	Sovran Mortgage Corp. 201 East Cary Street Richmond, Virginia 23219	Map # 71.12 Parcel # 176

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, RONALD J. SIAS and wife, JUDITH A. SIAS, do hereby transfer and convey unto CHARLES G. COVINGTON and wife, SHIRLEY C. COVINGTON, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 76 on the Map of Victory Heights, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 65 feet on the easterly side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line.

Being the same property conveyed to Ronald J. Sias and wife, Judith A. Sias by deed from Fammie Mai Lassiter Daughtry, unmarried, of record in Book 7867, Page 900, Register's Office for Davidson County, Tennessee.

This land is improved property known as 1515 Jones Avenue, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said CHARLES G. COVINGTON and wife, SHIRLEY C. COVINGTON, their heirs, successors and assigns forever.

The undersigned covenant with the said CHARLES G. COVINGTON and wife, SHIRLEY C. COVINGTON, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said CHARLES G. COVINGTON and wife, SHIRLEY C. COVINGTON, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

07494

IDENTIF. TREFERENCE

MAR 1 3 54 PM '90

DAVIDSON COUNTY T.R.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 28 day of February, 1990.

Ronald J. Sias
RONALD J. SIAS

Judith A. Sias
JUDITH A. SIAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth L. Barnard, a Notary Public in and for said State and County, Ronald J. Sias and wife, Judith A. Sias, the within named 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 Nashville, Tennessee this 28th day of February, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/23/94

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $40,250.00.

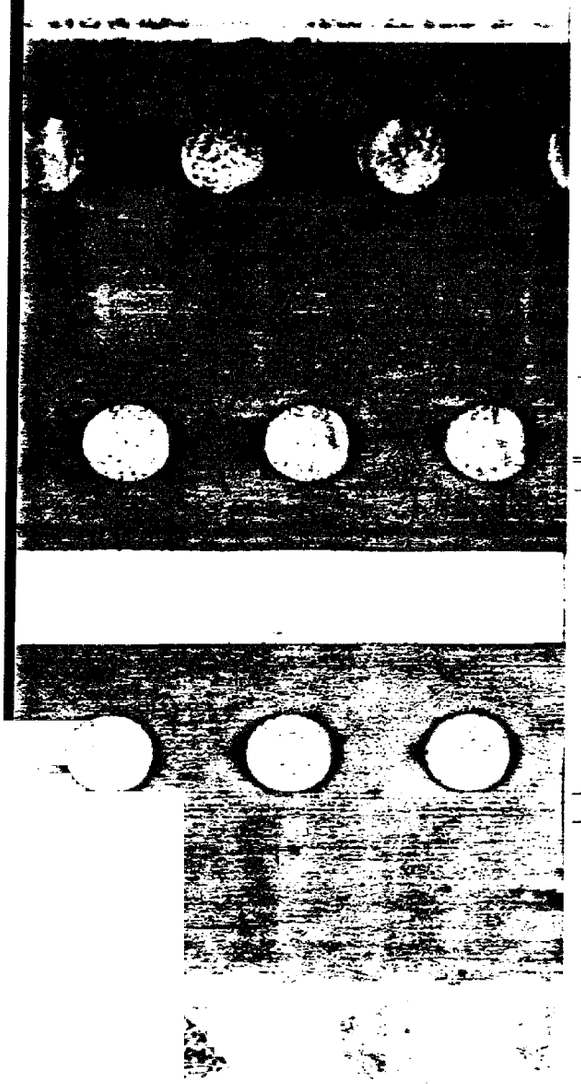
Charles G. Covington
CHARLES G. COVINGTON

Sworn to and subscribed before me this 28th day of February, 1990.

Elizabeth L. Barnard
NOTARY PUBLIC

My Commission Expires: 1/23/94

8572 03/01 0101 03CHECK 139.66



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

CAMT 40250.00
CON TX 132.66
PRFEE 1.00
WDEED 6.00
TOTAL 139.66
CHECK 139.66

03/01/90 01 15:54 0001 8572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07494

IDENTIF. REFERENCE

MAR 1 3 54 PM '90

DAVIDSON COUNTY TN.

No. 297086