WARRANTY DEED

BOOK 8296 PAGE 858

THIS INDENTURE, made and entered into this .....day of FEBRUARY 19 91 by and between

RICHARD J. KOVACH AND LINDA M. KOVACH, HUSBAND AND WIFE. of the first part, and

RANDALL E. FLY AND WIFE, BARBARA H. FLY of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00). cash in hand paid. and other good and valuable considerations. the receipt of all of which is hereby acknowledged. the said parties ....of the first part have bargained and sold and do..... hereby bargain. sell. convey and confirm unto the said part.....of the second part the following described real estate. situated and being in .....the County of Davidson State of Tennessee.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF SECTION TWO, LARCHWOOD, OF RECORD IN BOOK 5200, PAGES 57, 58 AND 59, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J. KOVACH, A SINGLE PERSON BY DEED FROM ROGER J. OSBORNE ET UX MARLA J. OSBORNE, OF RECORD IN BOOK 6053, PAGE 843, SAID REGISTER'S OFFICE. THE SAID RICHARD J. KOVACH HAVING SINCE MARRIED LINDA M. KOVACH.

TO HAVE AND TO HOLD The aforesaid real estate. together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part. their heirs and assigns in fee simple forever.

And the said parties of the first part does hereby covenant with the said parties of the second part that they lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same: that the same is unencumbered.

And that the title and quiet possession thereto Grantees will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature s of the said parties of the first part the day and year first above written.

X _____
RICHARD J. KOVACH

X Linda M. Kovach
LINDA M. KOVACH

STATE OF TENNESSEE. COUNTY OF PUTNAM

On this 12th day of November 1990 before me. a Notary Public in and for said State and County. duly commissioned and qualified. personally appeared Richard J. Kovach and Linda M. Kovach to me known to be the person s described in and who executed the foregoing instrument. and acknowledged that they executed the same as their free act and deed.

X **WITNESS** my hand and Notarial Seal at office the day and year above written. My commission expires: 10-24-92

X Cheryl D. Matthews
CHERYL D. MATTHEWS Notary Public

SEE
COMM EXP 10-24-92

STATE OF TENNESSEE. COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $68,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Randall E Fly
Affiant

Subscribed and sworn to before me this the 20th day of FEBRUARY, 19 91

Tracey Murphy
Notary Public

MY COMMISSION EXPIRES 7/23/94

For registar's use only

State Tax .$.....

Clerks Fee $.....

Total ....$.....

Paid.....
Deputy County Court Clerk

MT .....

Map 109-1
Parcel 23

The following information is not a part of this Deed.

Property Address 101 Needles Ct.
Nashville, TN. 37214

Mail Tax Bill to Sovran Mortgage Corp.
201 East Cary Street
Richmond, Virginia 23219-3736

This Instrument prepared by:
Paceline Title Company
Linda Wharton
#7 North Brentwood, Suite 304
Clayton, Mo. 63105

94453

IDENTIF. TREFERENCE

FEB 22 8 37 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

8732 02/22 0101 CHECK 23.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 860

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 68500.00
				CON TX 226.05
				PRFEE 1.00
				MDEED 6.00
				TOTAL 233.05
				CHECK 233.05
			02/22/91 01	08:36 0001 8732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94453

IDENTIF. TREFERENCE

FEB 22 8 37 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398988