BOOK 5995 PAGE 595

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***60,000.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 1993.

Notary Public

My Commission Expires: 7-7-96

U 6 0 0 0 0

REGISTER'S FEE $ .50

APR 2 1 33 PM '93

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
SANDRA J. COVINGTON 3232 Masonwood Drive Nashville, Tennessee 37207	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 50-10 PARCEL 28 12DZ 33205

1504 04/02 0101 03CHECK 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND 00/100 ($***60,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **TOM BENTON SAMS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **SANDRA J. COVINGTON, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 752 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, page 79, Register's Office for Davidson County, Tennessee.

SAID Lot No. 752 fronts 82.5 feet on the southerly margin of Masonwood Drive and runs back between lines 126.2 feet on the westerly side and 120.0 feet on the easterly side to a dead line in the rear on which it measures 77.6 feet.

BEING the same property conveyed to Tom Benton Sams and wife, Lula P. Sams, by deed from Gaines Home Building Corporation, of record in Book 3822, page 133, Register's Office for Davidson County, Tennessee, the said Lula P. Sams having since died.

This is improved property known as 3232 Masonwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Parkwood Estates, Section 4, of

record in Book 3300, page 79, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of March, 1993.

Tom Benton Sams
TOM BENTON SAMS

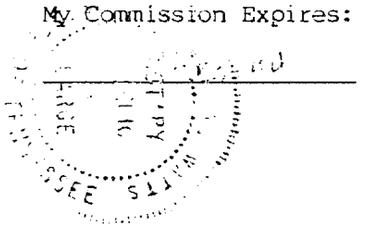
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

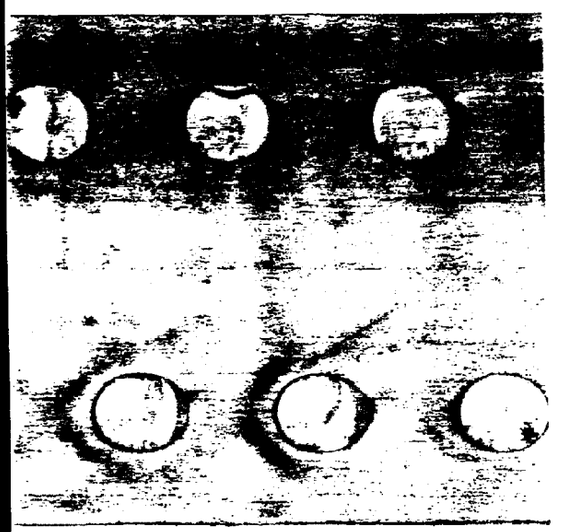
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOM BENTON SAMS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

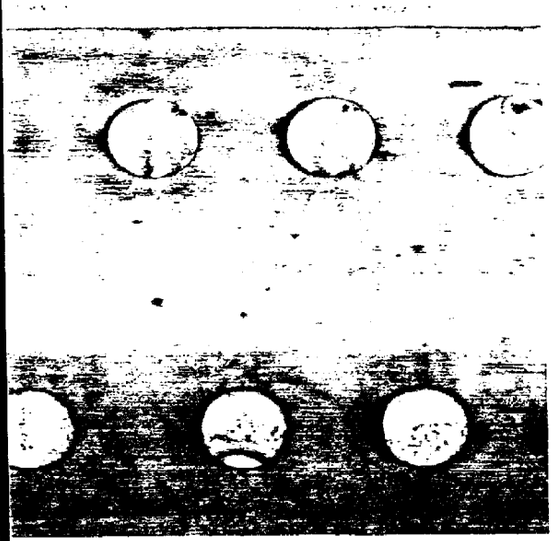
Witness my hand and official seal this 16th day of March, 1993.

Notary Public

My Commission Expires:







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 8905 PAGE 597

FOR

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/93 01 13:32 0001 1504

060065

REAL ESTATE REFERENCE

APR 2 1 33 PM '93

DAVIDSON COUNTY, TN

No.636315