This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8934 PAGE 707

ADDRESS NEW OWNER:
Edgar L. Covington
1030 College Avenue
Nashville, Tennessee 37208

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Bailey Mortgage Company
P. O. Box 1389
Jackson, Mississippi 39215-1389

MAP AND PARCEL:
MAP 92-5
PARCEL 318

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Deborah L. Mayes, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edgar L. Covington, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the west twenty-four (24) feet of Lot 54 and the east fifteen (15) feet of Lot 55, George E. Jacksons Subdivision of the Marable Tract, in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee.
>
> SAID west 24 feet of Lot 54 and the east 15 feet of Lot 55 front together 39 feet on the north side of Murray Street, now known as Torbett Street, and being part of the land conveyed to Goodloe Lindsley by deed of George E. Jackson, May 2, 1899, of record in Book 235, Page 362, said Register's Office.
>
> Being the same property conveyed to Deborah L. Mayes, by Quitclaim Deed from Mildred Sawyers to whom title to said property passed in accordance with Tennessee Code Annotated 31-2-104(B)(3), of record in Book 8886, Page 168, and as described in Affidavit of Heirship, of record in Book 8886, Page 170, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Thomas S. Brown and wife, Elizabeth W. Brown to First and Mid-South Mortgage Company, which deed of trust is recorded in the office of the Register of Deeds of Davidson County, Tennessee, in Book 4516, Page 5, and note of even date thereby secured, in the original principal amount of $13,500.00, presently payable to Bailey Mortgage Company. And for the same consideration Grantee hereby assume the obligations of said mortgagor, under the terms of the instruments creating the loan to indemnify the Department of Veterns Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affirs is under the authority of chapter 37, title 38, of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. The escrow account transferred to Grantee. Loan No. 2123815. THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Deborah Mayes, Deborah L. Mayes and Deborah Beasley is one and the same person.

This is improved property known as 3214 Torbett Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgar L. Covington, his heirs and assigns, forever; and I,

Deborah L. Mayes, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of April, 1993.

Deborah L. Mayes
Deborah L. Mayes

Jane M. Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah L. Mayes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1993.

Jane M. Floyd
NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 8,082.57.

Edgar L. Covington
AFFIANT

Subscribed and sworn to before me this 30th day of April, 1993.

Jane M. Floyd
NOTARY PUBLIC
My Commission Expires: 5/22/93

15409

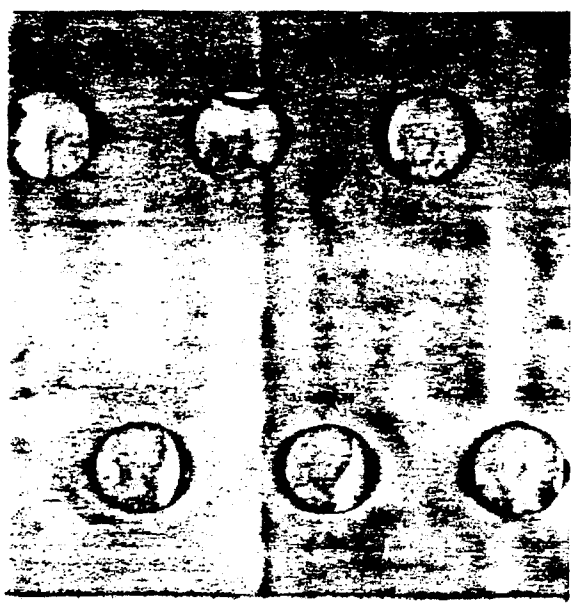
IDENTIFICATION REFERENCE

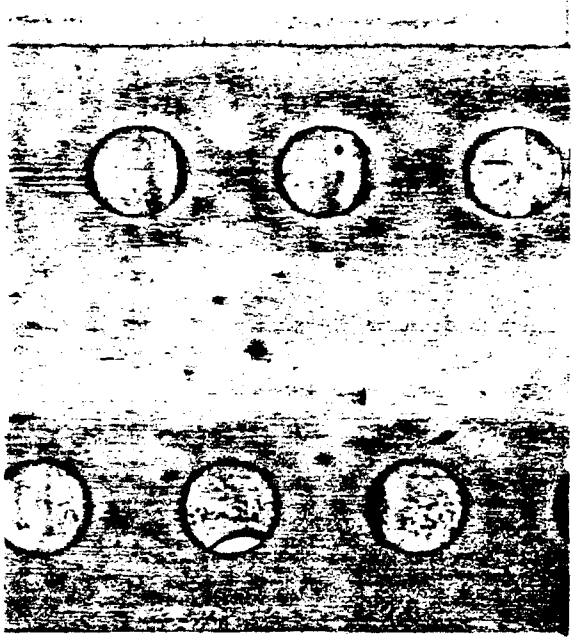
MAY 3 2 09 PM '93

DAVIDSON COUNTY, TN

3456 05/03 0101 03CHECK 38.97

268457





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8934 PAGE 709

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 8082.57
				CON TX 29.97
				PRFEE 1.00
				WDEED 8.00
				TOTAL 38.97
				CHECK 38.97

05/03/93 01 14:07 0001 8456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15403

IDENTIFICATION REFERENCE

MAY 3 2 09 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 646598