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

File Box 24

ADDRESS NEW OWNER:
Edgar L. Covington
1030 College Avenue
Nashville, TN 37209

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 92-5
PARCEL 315
11W-62620

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, Mildred Griffith, a widow hereinafter called the Grantors, 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 Lot No. 51 and the west one-half of Lot 50, on the Plan of George E. Jackson's Subdivision of the Marable 10 acre tract, of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 51 and the west one-half of Lot No. 50 adjoin and front together 58-1/2 feet on the north side of Torbett Street and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Bruce Griffith and wife, Mildred Griffith, by deed from Pauline Galloway, Susanna Smartt and Savannah Gordon of record in Book 5047, Page 830, Register's Office for Davidson County, Tennessee. The said Bruce Griffith having since died.

This is the same description as in previous deed of record.THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.
Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3208 Torbett Street, Nashville, TN 37209.

This instrument is executed on behalf of Mildred Griffith by Bryndon Marlin Rushing and Dawn S. Farrell as Attorneys in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

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, Mildred Griffith, a widow 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 6th day of September, 1994.

Mildred Griffith, a widow

Bryndon Marlin Rushing
by: Bryndon Marlin Rushing, Attorney in Fact

Dawn D. Farrell
Dawn S. Farrell, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bryndon Marlin Rushing and Dawn S. Farrell as Attorneys In Fact of Mildred Griffith, a widow, 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 and who further acknowledged that they are the Attorneys in Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 3,000.00.

AFFIANT

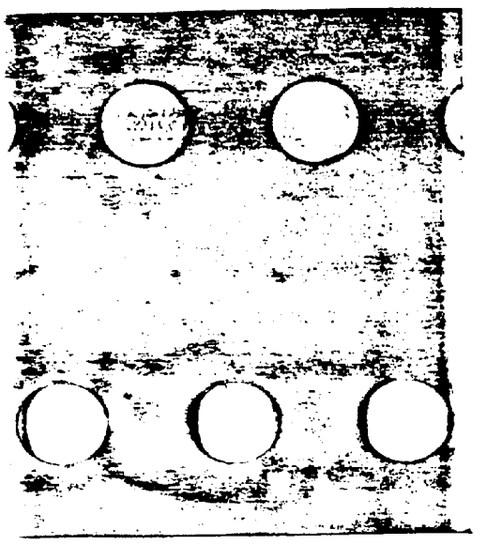
Subscribed and sworn to before me this 6th day of September, 1994.

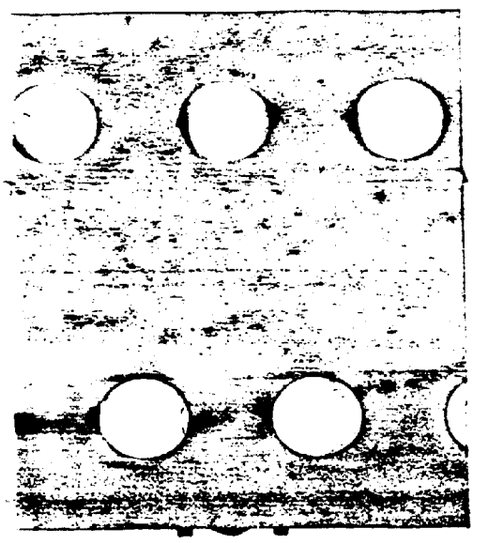
NOTARY PUBLIC
My Commission Expires: 3/22/97

IDENTIFICATION REFERENCE
88857

94 SEP -8 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

5220 09/08/94 0101 03CHECK 20.10





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 53

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	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	8.00
TOTAL	20.10
CHECK	20.10

09/08/94 01 08:50 0001 6220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88857
IDENTIF. ↑ REFERENCE

94 SEP -8 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

No. 832578