BOOK 9627 PG 396

Fox 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00.

Edgar L. Covington
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF March, 19 95.

NOTARY PUBLIC

My Commission expires: 11-28-98

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Edgar L. Covington (NAME)	Edgar L. Covington (NAME)	Map 92-9 : C
1030 College Avenue (ADDRESS)	1030 College Avenue (ADDRESS)	Par. 64
Nashville, Tennessee. 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37209 (CITY) (STATE) (ZIP)	11W-63660

Warranty Deed

For and in Consideration of the sum of $ 16,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

YVONNE WALDEN SWETT AND HUSBAND, RAYMOND SWETT; and
BEULAH WALDEN BLANTON AND HUSBAND, JOHN BLANTON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

EDGAR L. COVINGTON, a single person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 60 on the Plan of Jackson's Subdivision of the Marable Tract, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 39 feet on the northerly side of Torbett, formerly Murry Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Theodore Walden and wife, Katherine Walden, by deed from T.G. Higgins and wife, Evelyn O. Higgins, of record in Book 3247, page 519, Register's Office for Davidson County, Tennessee. The said Theodore Walden having since died on May 26, 1987 and the said Katherine Walden having died on July 12, 1988 in Davidson County, Tennessee, intestate, with the title to the above described realty vesting in the heirs-at-law of Katherine Walden, namely: Yvonne Walden Swett and Beulah Walden Blanton.

The improvements on the above described realty are being sold in "AS IS" condition.

unimproved ( )
This is improved (X) property, known as 3226 Torbett Street, Nashville, Tennessee. 37209
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of March, 19 95.

Beulah Walden Blanton
by: Yvonne Walden Swett, attorney-in-fact Yvonne Walden Swett

John Blanton
by: Yvonne Walden Swett attorney-in-fact Raymond R. Swett

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Yvonne Walden Swett and Raymond Swett **, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 24th **day of** March **, 19** 95.

My Commission expires:
11-28-98

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 1995, before me, DON MORGAN, a Notary Public in and for said County and State, Yvonne Walden Swett, to me known to be the person who executed the foregoing instrument in behalf of Beulah Walden Blanton and John Blanton, and acknowledged that she executed the same as the free act and deed of the said Beulah Walden Blanton and John Blanton.

WITNESS my hand and official seal at Nashville, Tennessee, on this 24th day of March, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-28-98

3808 03/24 0101 03CHECK 68.20

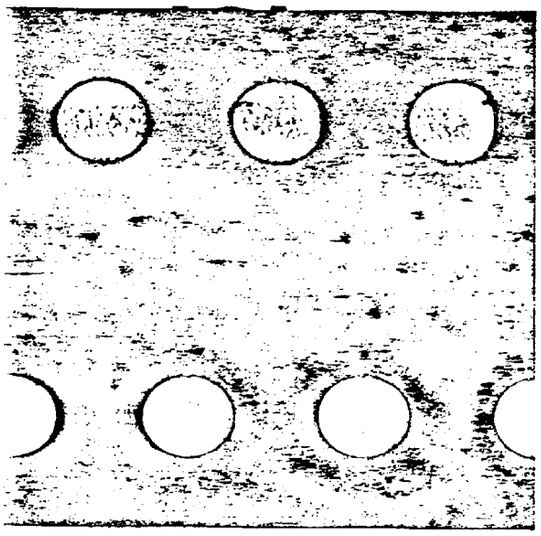
95 MAR 24 PM 3:40

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION

45/15

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



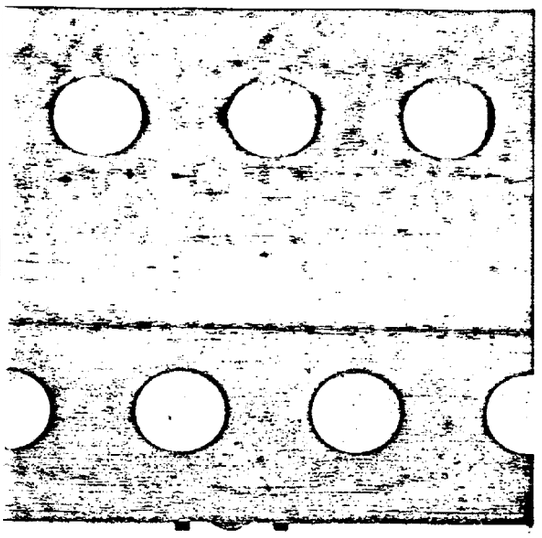
RECEIVED OF _____

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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 8.00
TOTAL 68.20
CHECK 68.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR 24 P 3:40
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

03/24/95 01 15:41 0001 3808

45156
IDENTIF. ↑ REFERENCE

No. 893368