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

*File Box 24*

BOOK 9732PG513

ADDRESS NEW OWNER:
Craig M. Jervis and Marcia M. Jervis
606 Monroe Street
Nashville, Tennessee 37208

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 82-9
PARCEL 36
1W-00375

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathleen H. Covington, Devisee and Executrix of the Will of Arnina H. Reinhart hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Craig M. Jervis and wife, Marcia M. Jervis, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 16, on the Plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Carl J. M. Reinhart and wife, Arnina Reinhart, by deed from Carl J. M. Reinhart of record in Book 4994, Page 163, Register's Office for Davidson County, Tennessee. The said Carl J. M. Reinhart having predeceased Arnina Reinhart, who has since died. Property is vested in Kathleen H. Covington by Will of record in Will Book 191, Page 278, Probate Court for Davidson County. Probate Court No. 94P900.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 21, Page 105, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee.

Kathleen H. Covington joins in as Executor for the purpose of warranting to the grantees that she shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 606 Monroe 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 Craig M. Jervis and wife, Marcia M. Jervis, their heirs and assigns, forever; and I, Kathleen H. Covington, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantees, their 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 14th day of July, 1995.

Kathleen H. Covington
Kathleen H. Covington, Executrix

Kathleen H. Covington
Kathleen H. Covington, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kathleen H. Covington, 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 14th day of July, 1995.

Gene H. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Kathleen H. Covington with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor 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, at office, this the 14th day of July, 1995.

Gene H. Floyd
Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

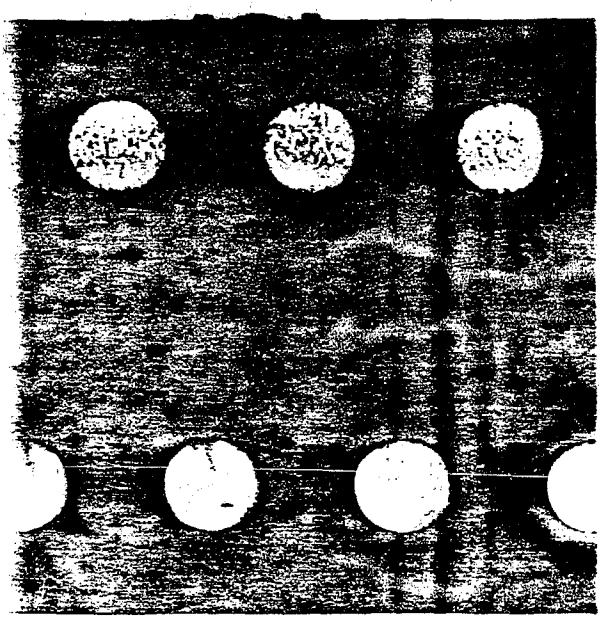
The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 1995.

Gene H. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

00079590
IDENTIFICATION REFERENCE
95 JUL 17 PM 2:27
FELIA B. ELLIS REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

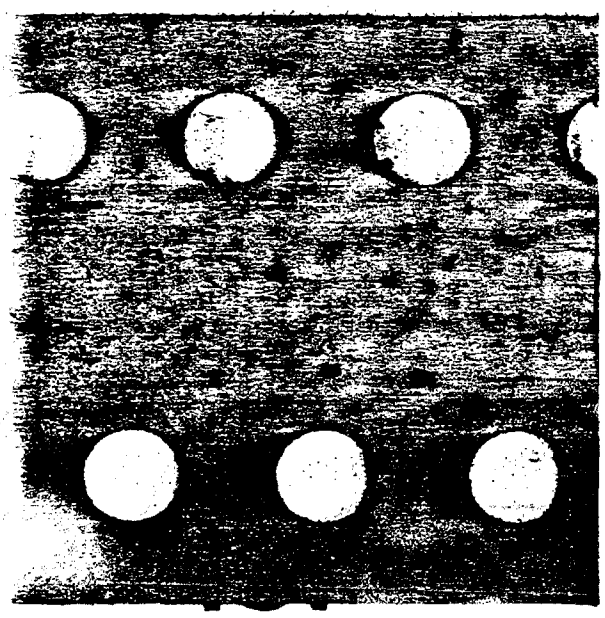
**RECEIVED OF** _____

**FOR** _____

BOOK 9732 PG 515

| | | |
|---|---|---|
| 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 | 45000.00 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.50 |
| [illegible] | 175.50 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

07/17/95 01 14:28 0001 1735

00079590
IDENTIF. & REFERENCE

95 JUL 17 PM 2:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 930833