BOOK 9852 PG 701

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel 117-7-183

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Kenneth A. Wallace	Kenneth A. Wallace	
P.O. Box 40877	P.O. Box 40877	
Nashville, TN 37204	Nashville, TN 37204	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY E. COVINGTON, Executrix of the Estate of Jim Covington, have bargained and sold and by these presents do transfer and convey unto K.W.I., INC., a Tennessee Corporation its successors and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 22 on the Map of Victoria Place, a plan of which is of record in Book 332, page 10, of the Register's Office for said County.

Said part of Lot No. 22 fronts 50 feet on the southerly side of Dallas Avenue, and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to Jim Covington and wife, Alice Covington by Deed from Stephen W. Holladay of record in Book 4457, page 577, Register's Office for Davidson County, Tennessee. Alice Covington predeceased the said Jim Covington. Jim Covington having since deceased and by his Last Will and Testament admitted for probate in Will Book 201, page 556, in the Probate Court of Davidson County, Tennessee, Mary E. Covington was appointed Executrix of the Estate of Jim Covington.

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TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. All matters as shown on the Plan of Victoria Place of record in Book 332, page 10, Register's Office of Davidson County, Tennessee.

2. Easement for sewer construction operation and maintenance along the the rear line of the subject property to the City of Nashville, as of record in Book 2096, page 495, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 2nd day of November, 1995.

Mary E Covington
MARY E. COVINGTON, Executrix of the
Estate of Jim Covington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY E. COVINGTON, Executrix of the Estate of Jim 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 instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2nd day of November, 1995.

Stephanie a. Glenn
Notary Public

My Commission Expires:
11-18-1997

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $31,400.00.

Affiant

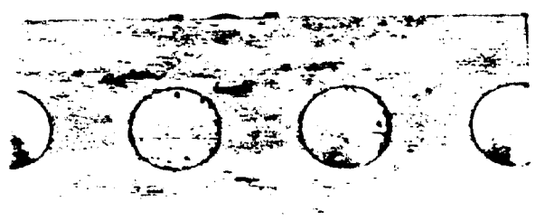
Sworn to and subscribed before me on this the 2nd day of ~~October,~~ November 1995.

Stephanie a. Glenn
Notary Public

My Commission Expires:
11-18-1997

95 NOV -7 AM 8:55
DAVIDSON COUNTY, TN.

012016







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9852 PG 703

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 31400.00
CON TX 116.18
PRFEE 1.00
WDEED 8.00
TOTAL 125.18
CHECK 125.18

11/07/95 01 09:00 0001 5607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012016

95 NOV -7 AM 8:5

FELIX Z. WILSON REGI
DAVIDSON COUNTY, TN

No. 974217