THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR W. DAVIS and wife, LILLIAN R. DAVIS**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Alan Hoyt Coverstone and wife, Laura Ann Coverstone, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Cedar Crest Subdivision, Phase I, as of record in Book 6900, page 284, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Arthur W. Davis and wife, Lillian R. Davis by deed from Dana E. Henderson and wife, Cynthia P. Henderson of record in Book 8251, page 215, said Register's Office.

THIS CONVEYANCE IS conveyance is subject to: (1) Taxes for 1995, prorated and assumed; (2) all matters as appears on the Plan of record in Book 6900, page 284; and (3) Declaration of Covenants, Conditions and Restrictions of record in Book 7213, page 973; Book 8480, page 693 and Book 8424, page 284, said Register's Office.

This is improved property known as: **312 Williams Court, Nashville, TN 37209**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves and our 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 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 31 day of December, 1995.

ARTHUR W. DAVIS

LILLIAN R. DAVIS

96 JAN 31 PM 12:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0145710
IDENTIF. ↑ REFERENCE

BOOK 9933 PG 124

STATE OF Missouri

COUNTY OF Jackson 1-31-99

On this 4 day of December, 1995, before me personally appeared Arthur W. Davis and wife, Lillian R. Davis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Sally Dooley
NOTARY PUBLIC

My Commission Expires:
1-31-99

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 144,000.00 .

Alan Hoyt Coverstone
Affiant

Subscribed and sworn to before me this 25th day of January, 1996.

Ellie McCauley
Notary Public

My Commission Expires:
3/27/99

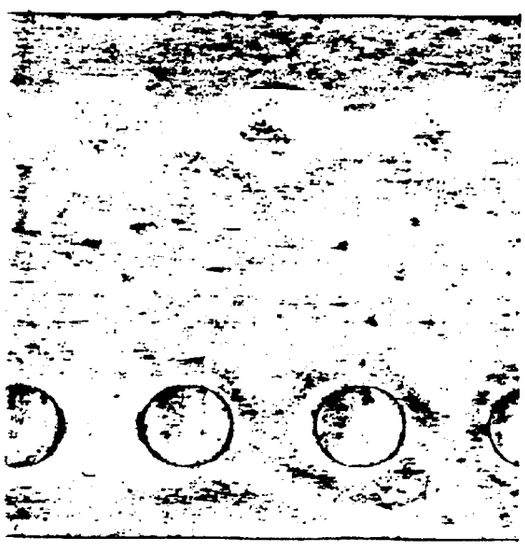
* *

ADDRESS NEW OWNER(S):
Alan H. Coverstone
Laura A. Coverstone
312 Williams Court
Nashville, TN 37209

SEND TAX BILL TO:
NationsBanc Mortgage Corp.
P. O. Box 353
Louisville, KY 40201-0353

MAP-PARCEL:
Map: 114-8
Group: A
Parcel: 14

3033 01/31 0101 03CHECK 541.80



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

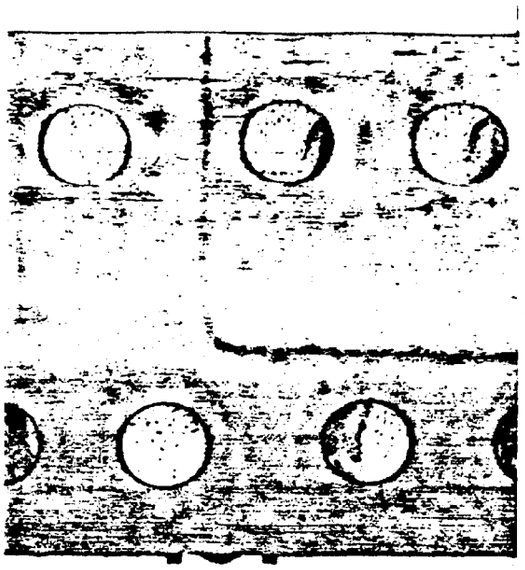
RECEIVED OF _____

FOR _____

BOOK 9933 PG 125

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 144000.00
CON TX 532.80
PRFEE 1.00
WDEED 8.00
TOTAL 541.80
CHECK 541.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/31/96 01 12:31 0001 3033

0145710
IDENTIF. ↑ REFERENCE

96 JAN 31 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001280