BOOK 10126 PG 193

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 Covington
1030 College Avenue
Nashville, TN 37209

SEND TAX BILL:
"To Owner"

MAP AND PARCEL:
MAP 92-9
PARCEL 65

96 JUL 19 AM 9:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
0205285

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, Melvin E. Lindsley, unmarried, as to a seventy-five (75)% percent ownership hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edgar 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. 59, on the Plan of G. E. Jackson's Subdivision of the Marable Lot, of record in Plat Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Melvin E. Lindsley as to a seventy-five (75%) percent ownership, and Francessia Beard as to a twenty-five (25%) percent ownership, by Quitclaim Deed from Donald Arkovitz, Trustee of record in Book 8415, Page 704, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 1996 have been pro-rated and assumed by Grantee(s).

This conveyance subject to Metro Codes Letter of record in Book 10090, Page 68, said Register's Office.

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

This is improved property known as 3224 Torbett Street, Nashville, TN 37209.

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 Covington, his heirs and assigns, forever; and I, Melvin E. Lindsley, unmarried, as to a seventy-five (75)% percent ownership, 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 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this the 15 day of July, 1996.

Melvin E. Lindsley

BOOK 10126 PG 194

STATE OF ~~VIRGINIA~~ Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melvin E. Lindsley, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at NB, Rockville, this the 15 day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 2/2/00

ADALILA NIEVES
NOTARY PUBLIC STATE OF MARYLAND
Commission Expires February 2, 2000

STATE OF TENNESSEE
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 6,375.00.

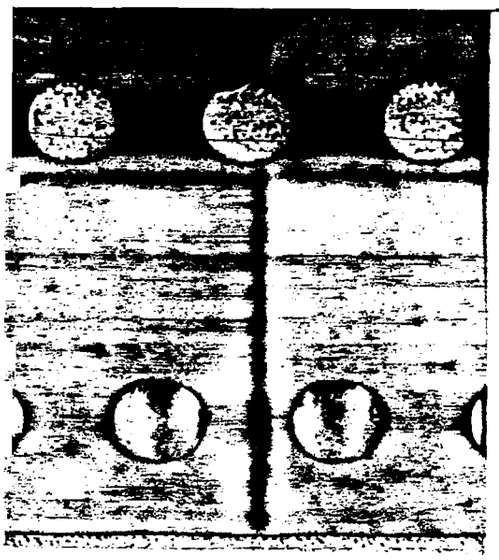
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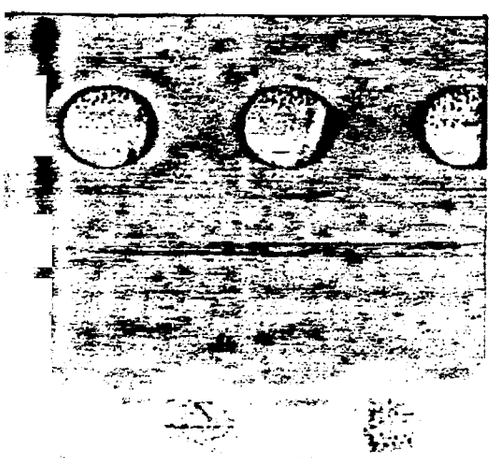
Subscribed and sworn to before me this 18th day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

7080 07/19 0101 03CHECK 34.09





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 195

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	6375.00
CON TX	23.59
PRFEE	1.00
WDEED	8.00
COPIES	1.50
TOTAL	34.09
CHECK	34.09

07/19/96 01 09:31 0001 7080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205285
IDENTIF. & REFERENCE

96 JUL 19 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064727