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

BOOK 10126 PG 196

MAP AND PARCEL:
MAP 92-9
PARCEL 65

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, Franessia Beard, unmarried, as to a twenty-five (25%) 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 Franessia 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).

7081 07/19 0101 03CHECK 18.37

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, Franessia Beard, unmarried, as to a twenty-five (25%) 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.

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

Franessia Beard

Franessia Beard

BOOK 10126 PG 197

STATE OF ILLINOIS)
COUNTY OF St. Clair)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Franessia Beard unmarried 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 E. St. Louis, Illinois, this the 15th day of July, 1996.

OFFICIAL SEAL
TAMMY T. HILL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-17-99

Tammy T. Hill

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 2,125.00.

Diane Mellone

AFFIANT

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

Jane W. Floyd

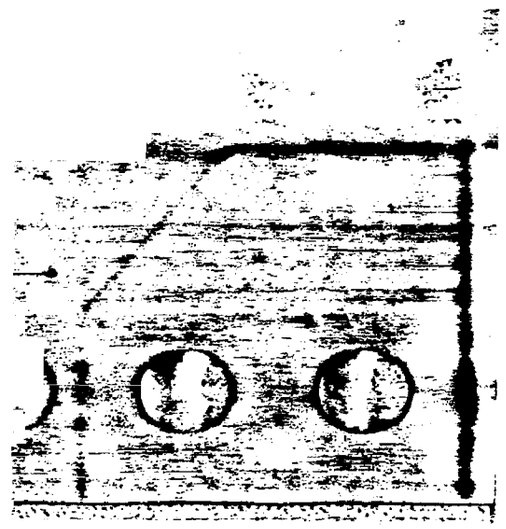
NOTARY PUBLIC
My Commission Expires: 3/22/97

JANE W. FLOYD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE

96 JUL 19 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

02 05286
INSTRUMENT # REFERENCE



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

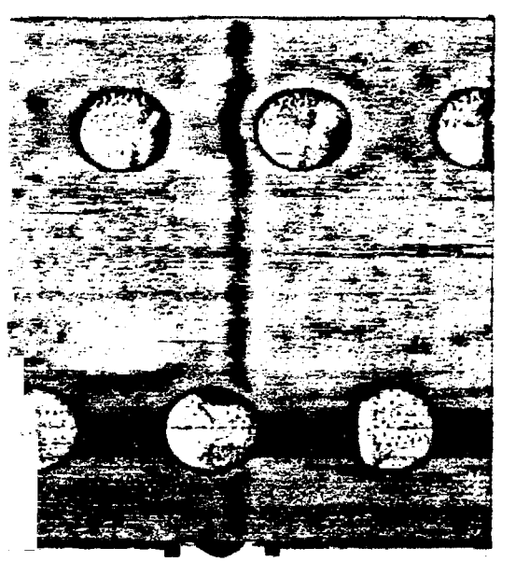
RECEIVED OF _____

FOR _____

BOOK 10126 PG 198

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 2125.00
MOR TX 7.87
ERR CO
MOR TX 7.87-
CON TX 7.87
PRFEE 1.00
WDEED 8.00
COPIES 1.50
TOTAL 18.37
CHECK 18.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/19/96 01 09:32 0001 7081

0205286
IDENTIF. # REFERENCE

96 JUL 19 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064728