Box 17

BOOK 10659 PG 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Covington	Southeastern Mortgage of TN, Inc	MAP 148-2
(NAME)	(NAME)	
314 Lallemand Court	115 29th Avenue South	PARCEL 65
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37212	5DU15286
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lynnell E. Bush Derryberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Covington

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Luna Heights, Section II, as of record in Book 2900, at page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 68.5 feet on the northerly side of Lallemand Court and runs back between lines, 276 feet on the easterly side and 308 feet on the westerly side, to a line at the rear on which it measures 120 feet thereon.

Being the same property conveyed to Lynnell E. Bush by deed from George J. Bush and wife, Joan F. Bush of record in Book 8306, page 396, Register's Office for Davidson County, TN. The said Lynnell E. Bush having since married and now being Lynnell E. Bush Derryberry. Daniel Derryberry joins in this conveyance to convey any interest he may have as the husband of Lynnell E. Bush Derryberry.

Subject to restrictions of record in Book 3066, page 234, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 314 Lallemand Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said 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, 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 my/our hand S this 20th day of October 19 97

Lynnell E. Bush Derryberry

Daniel Derryberry

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynnell E. Bush Derryberry and Daniel Derryberry

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~x~~hey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of October 19 97.

Commission expires 11/22/98

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0362880
IDENTIFICATION REFERENCE

97 OCT 27 PM 12:52
FELIX ... DAVIDSON ... TENN.

4020 10/27 0101 03CHECK 325.35

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

RECEIVED OF _____

FOR _____

BOOK 10659 PG 60

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 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
TOTAL 325.35
CHECK 325.35

10/27/97 01 12:52 0001 4020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362880 IDENTIFICATION REFERENCE

97 OCT 27 P 12:52

FELIX Z. WILSON REGISTER
DAVIDSON CO. TN.

No. 1213268