THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

BOOK 10905 PG 650

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Robert Covington		
3110 Creekwood Drive	**SAME**	**60-3-159**
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $52,000.00.

Affiant

Subscribed to and sworn before me this 28th day of April, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Fifty Two Thousand Dollars ($52,000.00); and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged ALLISON M. DAWKINS and wife, BETTY DAWKINS signing only as the wife of Allison M. Dawkins in order to transfer any and all rights, whether marital or other, she may have in the property(the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto ROBERT COVINGTON (the "Grantee"), his legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, and being described as follows, to wit:

Being Lot No.12-A on the Plan of Zone Lot Division, Lots Nos. 11, 12, 13, 14, 15 & 16, Section I, Creekwood Estates, as of record in Plat Book 5200, page 439, amended in Plat Book 6250, page 473, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Allison M. Dawkins, an unmarried person by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8418, page 244, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3110 Creekwood Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), their legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 28th day of April, 1998.

Allison M. Dawkins
ALLSION M. DAWKINS

Betty Dawkins
BETTY DAWKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON M. DAWKINS and wife BETTY DAWKINS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office this 29th day of April, 1998.

Notary Public

My Commission Expires: March 25, 2000

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

0431051

IDENTIF. ▲ REFERENCE

98 APR 29 AM 11:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0027 04/29 0101 03CHECK 201.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10905 PG 652

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

MAMT 52000.00
ERR CO
MAMT 52000.00-
CAMT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/98 01 11:09 0001 0027

043105

IDENTIF. ← REFERENCE

98 APR 29 AM 11:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286122