BOOK 11528 PG. 450

prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $ 117,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 1999.

My commission expires: 5/20/02

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4506 HELMWOOD DR NASHVILLE, TN 37207	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 51/14/49

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

SAMUEL A. STRATTON AND NANCY E. STRATTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LORITA M. COVINGTON AND TONEY D. COVINGTON SR.

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 246, GRA-MAR ACRES, SECTION 7, OF RECORD IN BOOK 2331, PAGE 80, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL A. STRATTON AND WIFE, NANCY E. STRATTON, BY DEED FROM STANLEY D. OSTER AND WIFE, EMMA JEAN S. OSTER, DATED AUGUST 30, 1984, AND RECORDED SEPTEMBER 4, 1984 IN BOOK 6373, PAGE 253, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4506 HELMWOOD DR, NASHVILLE, TN 37207

0599989

99 JUN 15 AM 10:48

CATHY GRIMES REGISTER
DAVIDSON COUNTY, TN.

0101 03CHECK 443.90

This conveyance is made subject to:

1. 19 99 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7th day of June, 1999.

Samuel A Stratton

Nancy E. Stratton

State of Tennessee
County of Davidson

On this 7th day of June, 1999, before me personally appeared Samuel A. Stratton and Nancy E. Stratton to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:
5/20/02

D L Smith
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0599689

CUSTOMER REFERENCE

99 JUN 15 AM 10:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	443.90
CHECK	443.90

06/15/99 01 10:51 0001 9951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474365