Box 39-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 100,000.00 FEE NE

Subscribed and sworn to before me, this the 29th day of September 19 99

My Commission expires: 1/26/2002
(Affix Seal)

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

WARRANTY DEED BOOK 11681 PAGE 421

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
961 Woodland Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Aaron & John Covington (Name)	Same (Name)
1101 Jefferson Street (Street Address)	(Street Address)
Nashville, Tn 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 81-16-507	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Wade Lee Phelps, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Aaron Covington and John Covington, Both Unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being parts of Lots Nos. 1-19 in Glascock and Poterfields Subdivision, a plan of which is of record in Book 19, Page 124, of the Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 1-19 and 20, begin at the southwest corner of Jefferson Street and 11th Avenue North, formerly Cumberland Street, being the northeast corner of Lot No. 1 of said plan; thence with the westerly margin of said Avenue, southerly 128 feet and 11 inches, more or less, to the northeast corner of a part of said Lot no. 20 formerly owned by Thomas M. Remy and wife, being 113 feet northerly from the northerly margin of Poterfield Street; thence with northerly line of said Remy lot, westerwardly 26 feet; thence along a line parallel to said Avenue, northerly, to the southerly margin of Jefferson Street; and thence with the southerly margin of Jefferson Street easterly 26 feet and 8 inches, more or less, to the beginning excluding any of said lot taken to widen Jefferson Street.

Being the same property conveyed to Wade Lee Phelps by deed from Jesse marks and Delores Marie Marks of record in Book 9110, Page 459, Register's Office for Davidson County, Tennessee.

99 SEP 30 AM 9:58
ALL TAXES PAID
DAVIDSON CO. REGISTER
COUNTY, TN.

REFERENCE 06411 035

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1101 Jefferson Street, Nashville, Tn 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 hand this 29th day of September, 19 99

3990 09/30 0101 03CHECK 381.00

Wade Lee Phelps

State of Tennessee
County of Davidson

On this 29th day of September, 1999, before me personally appeared Wade Lee Phelps, Unmarried 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 his free act and deed.

Witness my hand and official seal.
My Commission expires:

1/26/2002

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

State of Tennessee
County of

On this day of, 19, before me personally appeared 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 free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of

On this day of, 19, before me personally appeared to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of and acknowledged that executed the same as the free act and deed of .

Witness my hand and official seal.
My commission expires:

Notary Public

State of Tennessee
County of

Before me, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be president (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by as .

Witness my hand and official seal.
My commission expires:

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11681 PAGE 423

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

0641035

IDENTIFICATION REFERENCE

99 SEP 30 AM 9:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	381.00
			CHECK	381.00
09/30/99	01	10:01	0001	3990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521898