Instr:200001200006605 Page: 1 OF 2
REC'D FOR REC 01/20/2000 8:09:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $27.75

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 L. Covington
1030 College Avenue
Nashville, TN 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-6
PARCEL 522
11W-31790

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles Hemphill and Barbara C. Murrell, as tenants in common hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edgar L. 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 the northerly 30 feet of Lot 20 and the southerly 15 feet of Lot 19 on the Map of Roth's Subdivision of Lot 22 of the McNairy Property in Book 57, Page 147, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID parts of Lots join and front together 45 feet on the west side of 27th Avenue North, and extend back westwardly between parallel lines 116 feet to the easterly margin of a 10 foot alley and measure together 45 feet on said alley.
>
> BEING the same property conveyed to Charles Hemphill and Barbara C. Murrell by deed from H. E. McClanahan and wife, Dathleen McClanahan, of record in Book 10197, Page 943, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 705 Lena Street, Nashville, TN 37208, and is not the principal residence of the Grantors and is not subject to marital rights herein.

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 L. Covington, his heirs and assigns, forever; and we, Charles Hemphill and Barbara C. Murrell, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 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 our hands this the 19th day of January, 2000.

Charles Hemphill

Barbara C. Murrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles Hemphill and Barbara C. Murrell, as tenants in common the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of January, 2000.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 7,500.00.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001