WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: April 28, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/01 09:55 2pgs
Fees:13.00 Taxes:240.50
20010913-0099825

NOTARY PUBLIC LARGE GRAHAM COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARGIE A. COVINGTON (NAME)	SAME (NAME)	MAP 52-05
2420 MANSKER (ADDRESS)	(ADDRESS)	PARCEL 179
MADISON, TN 37115 (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, RAY KENNETH BINNION REVOCABLE TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARGIE A. 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:

Situated in Davidson County, Tennessee, being Lot No. 3 of Block "K" on the Revised Plan of Power and Roth's Subdivision of Madison Park, as of record in Book 843, page 7, and Book 974, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 begins on the southwesterly margin of Lanier Avenue, now Idlewild at a point 22 feet southeast of the southerly margin of Rothwood Avenue said point being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, southwestwardly 254 feet to the corner of Lots Nos. 3, 4, 9, and 10; thence with the line between Lots Nos. 3 and 10, southwardly 100 feet to the northeast corner of Lot No. 11; thence with the easterly line of Lot No. 11, southeastwardly 88.5 feet; thence northeastwardly 356.1 feet to the southwesterly margin of Lanier Avenue; thence with said Avenue, northwestwardly 100 feet to the beginning.

Being the same property conveyed to RAY KENNETH BINNION REVOCABLE TRUST by Deed of record in Instrument No. 20000426-0041326, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

unimproved ( )
This is improved (X) property, known as 816 IDLEWILD AVENUE, MADISON, TN 37115
(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 hand this 11th day of September, 2001

RAY KENNETH BINNION REVOCABLE
BY: Ray Kenneth Binnion Trustee
RAY KENNETH BINNION, TRUSTEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____RAY KENNETH BINNION, TRUSTEE_____ ~~and~~ _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____TRUSTEE_____ / /and _____ respectively of the _____RAY KENNETH BINNION REVOCABLE TRUST_____ the within named bargainor, and corporation, and that _____he_____ as such _____TRUSTEE_____ /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 _____RAY KENNETH BINNION_____ as such _____TRUSTEE_____, and ~~attesting the same by the said~~ / _____ /~~as such~~/ /_____.

Witness my hand and official seal at office at _____GOODLETTSVILLE, TN 37072_____ on this the _____11th_____ day of _____September, 2001_____.

My commission expires _____April 28, 2004_____

_____
Notary Public

