WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/01 17:11 2pgs
Fees:13.00 Taxes:140.60
20011226-0142096

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires NOV 7 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Edgar L. Covington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edgar L. Covington (NAME)	**Edgar L. Covington** (NAME)	MAP 91-4
1026 College Avenue (ADDRESS)	**1030 College Ave.** (ADDRESS)	PARCEL 66
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37209** (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, Maudie Satterfield Prince, unmarried

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

Property located at: 1026 College Avenue, Davidson County, Nashville, TN, 37209, AND:

Being Lot No. 7 on the plan of University Heights Subdivision, Section 2 (Revised), as of record in Book 1424, page 122, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of College Avenue, at the southwest corner of Lot No. 6 on said plan; thence with the easterly margin of said Avenue, southwardly 104.65 feet to the beginning of a curve; thence around said curve to the northwest corner of lot No. 8 on said plan; thence with the line between said lots Nos. 7 and 8, eastwardly 108.43 feet to the westerly boundary line of University Heights, Section 1, as of record in Book 1424, page 105, said Register's Office; thence with said line, north 14 degrees 45' west 110 feet to the southeast corner of said lot No. 6; thence with the line between said lots Nos. 6 and 7, westwardly 110 feet to the beginning.

Being part of the same property conveyed to Maudie Satterfield Prince by deed dated January 1, 1974, from Claudette Cross, Yvonne Joslin, and Austin Ewing Prince, filed for record on February 26, 1974, in Book 4791, page 443, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 1026 College Avenue, Nashville, TN 37209
(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 18th day of December 2001

Maudie Satterfield Prince

Maudie Satterfield Prince, a/k/a Maudi Prince

Maudie Satterfield Prince

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maudie Satterfield Prince a/k/a Maudi Prince

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of December, 2001.

Commission expires

Notary Public

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires NOV. 7, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such 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 as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public