PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/09/02 14:17 2pgs
Fees:13.00 Taxes:551.30

20020409-0043614

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **April, 2002** between **DANYELLE TIPTON, a single woman** , GRANTOR, and **WILLIAM COVINGTON, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 80 on the Plan of Hunter's Run, Section One, of record in Plat Book 9700, Page 124, and revised in Page 341, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Danyelle Tipton, unmarried by deed from Butler Construction, LLC of record in Book 10560, Page 332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); Any and all matter in Plan of record in Plat Book 9700, Page 341; Declaration of Covenants, Conditions, and Restrictions of record in Book 10378, Page 110; Storm water Detention Agreement of record in Book 9836, Page 624; Bellsouth Telecommunications Easement of record in Book 10325, Page 995; any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.
The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Danyelle Tipton

DANYELLE TIPTON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **DANYELLE TIPTON, a single woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

CARMEN COATS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES: 03-26-05

Name and Address of Property Owner:

WILLIAM COVINGTON
1116 REMINGTON TRACE
ANTIOCH, TN 37013

Property Address:

1116 REMINGTON TRACE
ANTIOCH, TN 37013

Person Responsible for Taxes:

SAME

Map 149-9
Parcel #: 262

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$149,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **April, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3-26-05

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076