Prepared by Randle S. Davis, Attorney, Lassiter, Tidwell & Hildebrand, PLLC, 150 4th Ave No, #1850, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Raymond D. Covington, Jr.		91-14
5401 Charlotte Avenue	same	219
Nashville, Tennessee 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joe Ann Covington (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer, and convey unto Raymond D. Covington, Jr. (hereinafter referred to as GRANTEE), his successors and assigns, all of Grantor's right, title, and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

[See Exhibit "A" attached hereto and made a part hereof by reference]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever, and do covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise set out in Exhibit A attached hereto; and do further covenant and bind herself, her successors, and legal representatives, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming under GRANTOR. 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 30th day of May, 2002.

Davidson County DEEDWARR
Recvd: 05/31/02 16:01 3pgs
Fees:18.00 Taxes:249.75
20020531-0066359

Joan Covington
Joe Ann Covington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned Notary Public in and for the State and County aforesaid Joe Ann Covington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th of May, 2002.

Jennifer B. Lindsay
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: Jan 31, 2004

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

By: Raymond D. Covington
Affiant

Sworn to and subscribed before me this 28 day of ~~June~~ May, 2002.

NOTARY PUBLIC

My Commission Expires: 9/25/04

EXHIBIT A

Being the Easterly parts of Lots Nos. 1 and 2 on the map of R.W. Turner's Subdivision of record in Plat Book 421, page 161, Register's Office for said County, and according to a copy of a survey thereof made by Van T. Brown, Registered Engineer, said parts of said lots adjoin and front together 96 feet 3 inches on the West side of 54th Avenue North and run back between lines, 126 feet 11 3/4 inches on the South line of part of Lot 2 and 132 feet 4 1/4 inches on the North line of Lot 1, along the South margin of Charlotte Avenue, to a dead line on which they measure 87 feet 2 ½ inches.

Being the same property conveyed to Raymond D. Covington, Jr., and Joe A. Covington by Deed dated January 19, 1979, recorded in Book 5500, Page 749, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.