WARRANTY DEED

R-CTX-02-1415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,400.00

Affiant

Subscribed and sworn to before me this 28th DAY OF June, 2002.

Notary Public

MY COMMISSION EXPIRES ON 2002

(AFFIX SEAL)

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Coveny	CTX Mortgage Company	
1415 15th Avenue South (ADDRESS)	3100 West End Ave Suite 1020 (NAME) (ADDRESS)	105-5-81
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MONICA PATTON VIRGO A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANTHONY COVENY AND WIFE PATTI COVENY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No, 7 and the Northerly 22.5 feet of Lot No. 8 on the Map of the subdivision of Lot No. 49, O. B. Hayes Rokeby Plan as of record in Book 421, Page 22, Register's Office for Davidson County, Tennessee and described according to a survey made by W. B. Southgate, Surveyor, February 1, 1937.
Said Lot No. 7 and part of Lot No. 8 front together 50 feet on the westerly side of Fifteenth Avenue, South formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Monica Patton Virgo by Quitclaim Deed dated March 13, 1998 and filed for record on March 16, 1998 in Book 10839, Page 17, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1415 15th Avenue South, Nashville, Tennessee 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/our hand(s) this 28th day of June, 2002.

6/28/02

Monica Patton Virgo

Davidson County DEEDWARR
Recvd: 07/05/02 13:40 2pgs
Fees:13.00 Taxes:419.58

20020705-0081182

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Monica Patton Virgo a single person , the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2002.

My Commission Expires:

9-28-2002

NOTARY PUBLIC
Notary Public
AT
LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires SEPT. 28, 2002

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 28th day of June, 2002.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, TN 37212

615.383.2903