ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Everett Steven Covington 1262 Old Hillsboro Rd Franklin, TN 37069	New Owner	MAP and PARCEL 149-2 107

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jo Ann Hutchison, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Everett Steven Covington** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oakwood Subdivision, Phase 3, Section 1, according to the plan of record in Book 7900, Page 268, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jo Ann Hutchison, unmarried, by Warranty Deed dated July 28, 1995, from Centex Real Estate Corporation of record in Book 9757, Page 119, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4900 Oak Barrel Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 7900, Page 268, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions, and Restrictions for Oakwood of record in Book 7981, Page 478, said Register's Office; (4) Instrument of Correction of Declaration of Covenants, Conditions, and Restrictions for Oakwood of record in Book 8313, Page 17, said Register's Office; (5) Instrument of Correction of record in Book 9237, Page 1, said Register's Office; (6) First Amendment to Declaration of Covenants, Conditions, and Restrictions for Oakwood of record in Book 8038, Page 838, said Register's Office; (7) Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Oakwood of record in Book 10650, Page 785, said Register's Office; (8) Charter for Oakwood Homeowners Association of record in Book 7954, Page 508, said Register's Office; (9) Articles of Incorporation for Oakwood Homeowners Association of record in Book 7981, Page 474, said Register's Office; (10) Instrument of Correction of record in Book 8013, Page 624, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/30/02 11:10 2pgs
Fees:13.00 Taxes:516.15
20020830-0105204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $139,500.00

X Everett Steven Covington
Affiant

Subscribed and sworn before me this 29th day of August, 2002.

Notary Public

My Commission Expires: 3/24/05

GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **August, 2002**.

Jo Ann Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jo Ann Hutchison, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **August, 2002**.

Notary Public
My Commission Expires: 2006

File No. 0208-223.wd