This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Edgar Covington
1030 College Avenue
Nashville, TN 37209

Davidson County DEEDWARR
Recvd: 09/10/02 09:16 2pgs
Fees:13.00 Taxes:12.95
20020910-0109400

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-6
PARCEL 524.00
11W-31800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Fannie Mae Joyce, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edgar Covington, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 18 on the Map of A. Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 18 fronts 50 feet on the westerly side of Lena Street and runs back between parallel lines, 116 feet to an alley
>
> Being the same property conveyed to Earnest Joyce, Sr., and wife, Fannie Mae Joyce, by deed from James Scruggs of record in Book 7064, Page 554, Register's Office for Davidson County, Tennessee. The said Earnest Joyce, Sr. having since died.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2002 have been pro-rated and assumed by Grantee.

This is unimproved property known as 709 Lena Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgar Covington, his heirs and assigns, forever; and I, Fannie Mae Joyce, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of September, 2002.

Fannie Mae Joyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fannie Mae Joyce, a widow 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 3,500.00.

AFFIANT

Subscribed and sworn to before me this 6th day of September, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004