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

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 09/10/02 09:18 2pgs
Fees:13.00 Taxes:25.90

20020910-0109402

MAP AND PARCEL:
MAP 81-11
PARCEL 48.00
2W-16310

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, William H. Nichols, Trustee of the WILLIAM H. NICHOLS REVOCABLE LIVING TRUST AGREEMENT U/A/D July 9, 2001, 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 a lot on the east side of Arthur Avenue and being a portion of Lot 295 on the Plan of McGavock, Wetmore and Other 1st Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, said Register's Office.
>
> SAID lot is on the east side of Arthur Avenue and begins at a point approximately 122 1/2 feet from the intersection of Arthur Avenue and Buchanan Street, said point being the southwest corner of a lot heretofore deeded by C. Wade Wilkes and wife, J. C. Johnson and wife, and extends in a southerly direction along the east side of Arthur Avenue approximately 63 feet to a point which is the beginning of Price property; thence in an easterly direction along the Price property line a distance of approximately 54 feet to a point which is the southwest corner of Farmer; thence in a northerly direction along the line of Farmer a distance of approximately 30 feet and two inches to a point which is the southeast corner of a lot heretofore deeded by C. Wade Wilkes and wife, to Floyd Thomas Martin and wife; thence in a westerly direction a distance of 89 9/10 feet along the south lines of the Martin and Johnson property, to the point of beginning.
>
> Being the same property conveyed to William H. Nichols, Trustee, of the WILLIAM H. NICHOLS REVOCABLE LIVING TRUST AGREEMENT U/A/D/ July 9, 2001, by Quitclaim Deed from William H. Nichols, of record in INST: 20010802-0082456, Register's Office for Davidson County, Tennessee.
>
> 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.

Titus Thomas IV executed this instrument on behalf of William H. Nichols as Trustee pursuant to a Power of Attorney which is being placed of record currently herewith.

This is unimproved property known as 1736 Arthur Avenue, 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 William H. Nichols, Trustee of the WILLIAM H. NICHOLS REVOCABLE LIVING TRUST AGREEMENT U/A/D July 9, 2001 do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my successors 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.

WILLIAM H. NICHOLS REVOCABLE LIVING TRUST AGREEMENT U/A/D July 9, 2001

William H. Nichols

William H. Nichols Trustee by:
Titus Thomas IV, Attorney in Fact

by Titus Thomas IV attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Titus Thomas IV with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 6th day of September, 2002.

Jane W. Floyd

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 $ 7,000.00.

Edgar L. Crews

AFFIANT

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

Jane W. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004