THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21788-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,500.00. Charles A. Parker, Jr. Affiant Subscribed and sworn to before me, 26th day of September, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Charles A. Parker, Jr. Barbara J. Parker 1605 Maple Timber Court Antioch, TN 37013	**Send Tax Bills To:** America's Wholesale Lender 4500 Park Granada Calabasas, CA 91302	**Tax Information:** Map No.150-11 Parcel No. 342.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Covington, Jr. and wife, Stephanie Ann Covington**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Parker, Jr. and wife, Barbara J. Parker** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1605 Maple Timber Court, Antioch, TN, 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of September, 2003.

James T. Covington, Jr. by Stephanie Ann Covington, Attorney-in-Fact
by Stephanie Ann Covington
Attorney in Fact

Stephanie Ann Covington

Davidson County DEEDWARR
Recvd: 10/07/03 15:40 2pgs
Fees:13.00 Taxes:512.45

20031007-0148738

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephanie Ann Covington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

My Commission Expires SEPT. 30, 2006

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Stephanie Ann Covington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James T. Covington, Jr. as his Attorney-In-Fact, as the free and and deed of the within named James T. Covington, Jr..

Witness my hand, at office, this 26th day of September, 2003.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Lake Town Park, Section 8 as of record in Plat Book 7900, page 467, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James T. Covington, Jr. and wife, Stephanie Ann Covington by deed dated May 12, 1994 from Kenneth Victory d/b/a Kenneth Victory Construction of record in Book 9344, page 442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties
(2) Restrictions of record in Book 8829, page 725;
(3) All matters appearing on the Plan of record in Plat Book 7900, page 467, said Register's Office.