Prepared By & Return To:
Charles E. Reed
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2004

Notary Public
My commission expires: 03/19/2006

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Edgar L. Covington 1030 College Avenue Nashville, TN 37208	NEW OWNER	081/12/0/171.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Reba Woods, a single person, and Mable Woods, a single person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edgar L. Covington, hereinafter called the Grantee, his heirs and assigns, the real property described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 187 on the Plan of McGavock's Addition to Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Reba Woods and Mable Woods, by Installment Deed from William H. Council and wife, Hazel Council, and Jeffrey L. Council and wife, Pamela Council, of record at Book 10697, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2004 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of McGavock's Addition to Nashville, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.
3. All matters of record in the Register's Office of Davidson, Tennessee.
4. This Property is conveyed "as is, where is", and includes all items remaining in the improvements to the Property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantors covenant with Grantee 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, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 01/30/04 15:07 2pgs
Fees:13.00 Taxes:314.50
20040130-0011949

This property is improved property known as: 1601 Ninth Avenue North, Nashville, TN 37208.

WITNESS my hand this 27th day of January, 2004.

Reba Woods

Mable Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba Woods and Mable Woods, the bargainors, 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 27th day of January, 2004.

Notary Public

My Commission expires: 03/19/2006

