24-1-168

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/04/04 15:45 2pgs
Fees:13.00 Taxes:392.20



20040504-0050805

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 2004** by and between **Tong Lee and wife, Gina Lee** , herein after referred to as GRANTOR, and **Patrina Y Cox- Covington and Kendall D. Covington** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Towne Village of the Country, Section II of record in Book 5200 pages 176 and 177 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 165 front 113.43 feet on the westerly margin of Towne Ridge Drive and extends back 145.48 feet on the northerly line and 141.48 feet on the southerly line to a deed line in the rear measuring 13.73 feet thereon.

Being the same property conveyed to Tong Lee, a married man, by Quitclaim deed from Moon Young Lee and wife, Cha Bun Lee, dated September 13, 1999 and found of record in Book 11673, page 542, Register's Office for Davidson County, Tennessee.

Previously Being the same property conveyed to Moon Young Lee and wife Cha Bun Lee and Thong Myong Lee by deed from Robert E. Humphreys,unmarried dated Oct 30, 1985 of record in Book 6699, Page 925. This conveyance is subject to restrictions contained in instrument of record in Book 5456, page 511 and all easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3309 Towne Ridge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Tong Lee
Signature of Seller

Gina Lee
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Tong Lee and wife, Gina Lee** , the within named bargainors, with whom I am personally acquainted (or 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, at office, this **30th** day of **April, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

Name and Address of Property Owner:
Patrina Y Cox- Covington and Kendall D. Covington
3309 Towne Ridge Drive, Antioch, TN 37013

Send Tax Statements to:
Realty Mortgage Corporation
7000 Exective Center Drive, Suite 200, Brentwood, TN 37027

Map and Parcel--150.11-057

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$106,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 2004.**

Notary Public

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

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