PICK-UP

Davidson County DEEDWARR
Recvd: 05/11/04 09:15 2pgs
Fees:13.00 Taxes:769.60

20040511-0053543

FILE NO: 2004083

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Nathan Wall	(NAME) Same as new owner	Map 082-03, Parcel 006 Map 082-03, Parcel 005
(STREET ADDRESS) PO Box 278	(STREET ADDRESS)	
(CITY) Whites Creek (STATE) Tennessee (ZIP) 37189	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **HENRY A. COVINGTON and wife, PATSY SUE COVINGTON,** have this day bargained and sold, and do hereby transfer and convey unto the said **NATHAN WALL and wife, PATRICIA WALL,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract One: Land in Davidson County, Tennessee, being the west 133 feet of **Lot No. 11** on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said part of said lot fronts 50 feet on the east side of North First Street and runs back between parallel lines, 133 feet to a dead line.

Tract Two: Land in Davidson County, Tennessee, being **Lot No. 12** on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 12 fronts 50 feet on the easterly side of North First Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Henry A. Covington and wife, Patsy Sue Covington by deed of record in Book 6035, page 962, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $208,000.00.

Subscribed and sworn to before me this the 10th day of May, 2004.

Affiant

My commission expires: 7/30/05

Notary Public

This is improved property known as 1109 and 1111 Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness our hand this 10th day of May, 2004.

Henry A. Covington

Patsy Sue Covington

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HENRY A. COVINGTON and wife, PATSY SUE COVINGTON,** the within named bargainor, 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 and official seal at Nashville, Tennessee, this 10th day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 161, page 53, Register's Office, Davidson County, Tennessee.