WARRANTY DEED

State of Tennessee
County of Davidson

File in Box 14A
File #18939-1

The actual consideration or value, whichever is greater, for this transfer is **$92,000.00**.

Sharon Patterson
Affiant

Subscribed and sworn to before me, this the 20th day of June, 2005.

Angela G. Batson
Notary Public

My commission expires: 5-28-06

(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/27/05 08:22 2 pg
Fees:13.00 Taxes:340.40
20050627-0073138

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert C. Covington	**BancMortgage, a division of SunTrust Mortgage, Inc.**	**133-12-185**
4447 East Jones Bridge Road	**990 Hammond Drive, Suite 1020**	
Norcross, GA 30092	**Atlanta, GA 30328**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Philip A. Covington, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert C. Covington, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Greenwood Hills, Section 2, as of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Philip A. Covington, a married man, by Warranty Deed from Michael Eugene Miles and wife, Rhonda A. Miles, dated December 27th, 1996, of record in Book 10304, Page 87, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 5071, Page 50, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jennifer Covington, spouse of the above named Philip A. Covington, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (X) unimproved (____) property, known as: **416 Dawn Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this **20th** day of **June, 2005.**

Philip A. Covington

Jennifer Covington

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip A. Covington and wife, Jennifer Covington,** the 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 and official seal at Nashville, Tennessee, this **20th** day of **June, 2005.**

Amanda Richards
Notary Public

AMANDA RICHARDS
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jun 25, 2007

My Commission Expires: Jun 25, 07