WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 08:02 2 pgs
Fees:13.00 Taxes:296.00

20051205-0145428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Robbia Covington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbia M. Covington (NAME)	Same. (NAME)	60-03-159.00
3110 Creekwood Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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

Robert Covington

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robbia M. Covington, an unmarried person,**

HEREINAFTER CALLED THE GRANTEE, HER 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, and being described as follows, to wit:

Being Lot No. 12-A on the Plan of Zone-Lot Division, Lots Nos. 11, 12, 13, 14, 15 & 16, Section I, Creekwood Estates, as of record in Plat Book 5200, page 439, amended in Plat Book 6250, page 473, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Covington, by Warranty Deed from Allison M. Dawkins and wife, Betty Dawkins, dated April 28, 1998, recorded April 29, 1998, of record in Book 10905, page 650, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 5200, page 439, amended at Plat Book 6250, page 473, in the Register's office for Davidson County, Tennessee; and to the 2006 and future years Davidson County property taxes, which are not yet due or payable.

This is unimproved ( )
improved (X) property, known as 3110 Creekwood Drive (House Number/Street) Nashville (City/Town) TN (State) 37207 (Postal Code)

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

THE SPOUSE OF ROBERT COVINGTON JOINS IN THIS CONVEYANCE, TRANSFERRING WHATEVER MARITAL OR OTHER INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY TO THE GRANTEE.

Witness my hand this 17th day of November, 2005.

Robert A. Covington Irene Covington

ROBERT COVINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Robert Covington** and Irene Covington the bargainor(s), 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 **17th day of November, 2005**.

Notary Public

Commission Expires: _____

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

R.C.
I.C.