Davidson County DEEDWARR
Recvd: 01/27/06 11:28 2 pgs
Fees:13.00 Taxes:31.45
20060127-0010620

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville TN 37217-1153
(615) 361-6679

ADDRESS NEW OWNER:
Timothy L. Patton and son, Marquice L. Patton
2014 Jordan Drive
Nashville TN 37218

SEND TAX BILL:
Owner

MAP AND PARCEL:
MAP 92-4
PARCEL 280.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edgar Covington, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Timothy L. Patton and son, Marquice L. Patton, as joint tenants with right of survivorship, 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:

BEING the south 1/2 of Lot No. 31, C. M. Holt's Plan of Lots, of record in Book 21, Page 33, Chancery Court for Davidson County, Tennessee.

BEING the same property conveyed to Edgar Covington by deed from Robert Summers and Rosie Summers, the children and only living heirs of Robert Palmer who died intestate April 14, 1994, in Nashville, Tennessee, by deed of record in INST: 20010405-0033241, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 908 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edgar Covington, his heirs and assigns, forever; and I Edgar Covington do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and assignes 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of January, 2006.

Edgar Covington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edgar Covington the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of January, 2006.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 8,500.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2006

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY