Davidson County DEEDWARR
Recvd: 07/03/06 09:36 2 pgs
Fees:13.00 Taxes:773.30

20060703-0078929

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0606-62939

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Emily E Koch
Affiant

Subscribed and sworn to before me, this 29th day of June, 2006.

Angela A. Ramsey
Notary Public
My commission expires: 5/22/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Teresa Covington	1st Trust Bank For Savings	061-08-0-162.00
1134 Winding Way	P.O. Box 17257	
Nashville TN 37216	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Warren E. Bair and wife, Dara K. Bair, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Teresa Covington, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 of Block "C" on the Map of Jackson Park, Section 1 of record in Book 843, Page 17, and the West 1/2 of Lot No. 1 of Block E on the Map of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office of Davidson County, Tennessee.

Said parts of Lot 8 and 1 front together 90 ft. on the southerly side of Winding Way and extend 147' on the easterly side line of 145' on the westerly side line to a rear line measuring 89' thereon.

Being the same property conveyed to Warren E. Bair and wife, Dara K. Bair by deed from Bradley F. Calvert and wife, Vickie B. Calvert and Townsend Calvert and wife, Lottie F. Calvert, dated 7-29-94, of record in Book 9429, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1134 Winding Way, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2006.

Warren E. Bair

Dara K. Bair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Warren E. Bair and Dara K. Bair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 29th day of June, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010