STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,000.00.

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

Dennis Hoeppner
Affiant

My Commission Expires: 9-19-09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

Davidson County DEEDWARR
Recvd: 10/02/06 16:00 2 pgs
Fees:13.00 Taxes:329.30

20061002-0121978

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
SHIRLEY COVINGTON, and husband, CHARLES COVINGTON 128 HART LANE NASHVILLE, TN 37207 MAP & PARCEL NO. 060-12-0/115.00	AMERICAN MORTGAGE NETWORK, INC. 11625 RAINWATER DRIVE, BLDG 500 SUITE 650 ALPHARETTA, GA 30004

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

DENNIS HOEPPNER,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

SHIRLEY COVINGTON and husband, CHARLES COVINGTON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING THE NORTHWESTERLY PART OF LOT NO. 15 AND NORTHEASTERLY PART OF LOT 16 ON THE PLAN OF JOYWOOD HEIGHTS, SECTION 3, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. W. TURNER COMPANY, ENGINEERS, JANUARY 15, 1948, AS FOLLOWS: BEGINNING AT A POINT SOUTH 83 DEG. 30 MIN. EAST 122 FEET FROM THE SOUTHEAST TERMINUS OF HART AVENUE; THENCE SOUTHWARDLY 380 FEET, MORE OR LESS, TO A POINT 200 FEET NORTH OF THE NORTHERLY MARGIN OF CAPITOL VIEW AVENUE; THENCE EASTWARDLY AND PARALLEL WITH SAID AVENUE 60.3 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLIE B. McCAW BY DEED FROM T. W. STREET AND WIFE, OF RECORD IN BOOK (BLANK AS PER DEED), PAGE (BLANK AS PER DEED), REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERLY LINE OF SAID McCAW PROPERTY, NORTHWARDLY 379.5 FEET; THENCE NORTH 83 DEGS 30 MIN. WEST 60.2 FEET TO THE BEGINNING.

Being the same property conveyed to Dennis Hoeppner by Warranty Deed from SunTrust Bank, dated June 26, 2006 and filed of record in Instrument Number 20060629-0077689, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2006, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) RESTRICTIVE COVENANTS OF RECORD IN BOOK 1373, PAGE 98, AND BOOK 1515, PAGE 121 AND BOOK 1515, PAGE 131; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 128 HART LANE, NASHVILLE, TN 37207

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 29TH DAY OF SEPTEMBER, 2006.

Dennis Hoeppner
DENNIS HOEPPNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2006, before me personally appeared Dennis Hoeppner, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 9-19-09

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

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WARRANTY DEED
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RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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