PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/07/07 12:53 2 pgs
Fees:13.00 Taxes:1013.80
20070807-0094256

W & I Ref:(__gj___) Title No: 48724
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Covington Gena Covington 5204 Timber Gap Drive Nashville, Tennessee 37221	NEW OWNERS

TAX MAP-PARCEL NUMBERS: 155160A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$274,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon Fiser ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Covington and spouse, Gena Covington** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of a Resubdivision of Traceside Section one of record in Plat Book 7900, page 946, Register's Office for said County.

Said Lot No. 102 fronts 70 feet on the northwesterly margin of Timer Gap Drive and extends back 128.00 feet on the northeasterly line and 125.00 feet on the southwesterly line to a dead line in the rear, measuring 70.06 feet thereon.

Being the same property conveyed to Shannon Fiser by deed from Scott Holloway and spouse, Paige T. Holloway of record in Doc. No. 20040824-0102289, Register's Office for Davidson County, Tennessee.

Barbara Fiser spouse of Shannon Fiser joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 946, said Register's Office, which Plan shows a 30 foot minimum building setback line from Timber Gap Drive, together with a designated building site, and a 10 foot easement for public utility purposes along the rear line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5204 Timber Gap Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2007.

Shannon Fiser

Barbara Fiser

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2007 , before me the undersigned authority, personally appeared Shannon Fiser and Barbara Fiser , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $274,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2007

My Commission Expires: May 2, 2010 — CAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public