Davidson County DEEDWARR
Recvd: 06/03/08 15:55 2 pgs
Fees:13.00 Taxes:207.20

20080603-0056760

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

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2008.

Notary Public
My commission expires: 5/22/2010

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

05-0805-64188

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan E. Covington 3719 Hilltop Avenue Nashville TN 37216	OWNER 612 HILLWOOD BLVD. NASHVILLE TN 37205	61-14-0-151

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, Amy Delle Hewgley and Betty Jean Mattzela, devisees under the Will of Joyce Anne Porch Swann, and Robert A. Mattzela, Executor of the Estate of Joyce Anne Porch Swann, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bryan E. Covington and and Elaine Pennington, tenants in common with right of surviorship, 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:

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of E.B Craig's Subdivision of the Crownover Property, of record in Book 894, Pages 640-641, Register's Office for said County, to which plan reference is hereby made for a more complete.

Being the same property conveyed to Robert C. Swann by deed from David E. Bridges and wife, Marie Jones Bridges, dated 3/01/1961, recorded 3/01/1961, of record in Book 3183, Page 381, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert C. Swann and wife, Joyce Anne Swann by Quitclaim Deed from Robert C. Swann, dated 5/24/1977, recorded 5/10/1981, of record in Book 5740, Page 1, Register's Office for Davidson County, Tennessee. The said Robert C. Swann having predeceased Joyce Anne Swann. The said Joyce Anne Swann subsequently died testate on February 9, 2008 and by Will of record in the Probate Court Clerk's Office, for Davidson County, Tennesse, Docket No. 08P-664, devising subject property to Amy Delle Hewgley and Betty Jean Mattzela. Joyce Anne Porch Swann and Joyce Anne Swann are one and the same person.

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 3719 Hilltop Avenue, 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 May, 2008.

Amy Delle Hewgley

Betty Jean Mattzela

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Amy Delle Hewgley and Betty Jean Mattzela, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of May, 2008.

Notary Public at Large

My commission expires: 5/22/2010

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

Robert A. Mattzela, Executor of the
Estate of Joyce Anne Porch Swann

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert A. Mattzela, Executor of the Estate of Joyce Anne Porch Swann, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of May, 2008.

Notary Public at Large

My commission expires: 5/22/2010

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