WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

(AFFIX SEAL)

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-19-2011

G-VRE-09-3236

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tawanna Elaine Covington	SAME (NAME)	
3236 Torbett Street (ADDRESS)	SAME (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-9-427.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WOODBINE COMMUNITY ORGANIZATION, INC., A TENNESSEE CORPORATION , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAWANNA ELAINE COVINGTON, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 65, G.E. JACKSON'S SUBDIVISION OF THE MARABLE LOT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 86, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WOODBINE COMMUNITY ORGANIZATION, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM SADIE G. GLADNEY, UNMARRIED, RECORDED ON THE 29TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071129-0138456, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 3236 Torbett Street, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090088047 DEEDWARR
Recvd: 12/31/09 14:16 2 pgs
Fees:13.00 Taxes:310.80

20091231-0119135

Witness my/our hand(s) this 17th day of December, 2009.

Woodbine Community Organization, Inc., a Tennessee Corporation

BY: Catherine Dodd

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of December, 2009, before me personally appeared Catherine Dodd, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Executive Director of Woodbine Community Organization, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he/she as such Executive Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

Prepared By:
RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

My Commission Expires May 22, 2010

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010