BOOK 4436 PAGE 588

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theodore Perry Loftis	Theodore Perry Loftis	Map 91-16
(NAME) Pine Lead-	(NAME) Pine Lead.	par 77
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37143 Pegram	(STREET ADDRESS) Pegram Nashville, Tenn. 37143	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Six Thousand Seven Hundred Fifty ($6,750.00) and no/100 *Dollars,* cash in hand paid by Theodore Perry Loftis and wife Mary Vaughan Loftis, the receipt of which is hereby acknowledged.

I, Marion F. Ezell, as conservator for Effie N, Allen, and by authority from the Probate Court of Davidson County, Tennessee, as appears in Minute Book 213, page 377, of said Court.

have this day bargained and sold, and do hereby transfer and convey unto the said Theodore Perry Loftis and wife Mary Vaughan Loftis their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 10 feet of lot No. 404 and the easterly 40 feet of lot No. 406 of Block No. 19 in the Charlotte Park Company's First Addition to Nashville as of record in book 57, page 103, Register's Office for said County.

Said westerly part of lot No. 404 and the easterly part of lot 406, front together 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue and extend back between parallel lines 180 feet to an alley.

Being the same property conveyed to C. A. Allen and wife Effie N. Allen by deed from Rebecca Sullivan, of record in book 2807, page 257, Register's Office for said County, the said C. A. Allen having since died.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

Taxes for the year 1970 are prorated and assumed by grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,750.00

Subscribed and sworn to before me, this the 31 day of July 1970

Affiant Marion F. Ezell

My commission expires: 1-21-71 (Affix Seal)

Notary Public W B Dumas

This is unimproved ( ) improved (X) property, known as 4505 Elkins Avenue (House Number) Nashville, Tenn. (Street) (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Theodore Perry Loftis and wife Mary Vaughan Loftis their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Theodore Perry Loftis and wife Mary Vaughan Loftis their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 31st day of July, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marion F. Ezell
Marion F. Ezell, as conservator of
Effie N. Allen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, a *Notary Public in and for said County and State,* Marion F. Ezell, conservator of Effie N. Allen

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee. *this* 31st *day of* July, *19* 70.

H B Duncan
Notary Public

Commission expires 1-31-71

DAVIDSON COUNTY TENN. PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

AUG-5 70 CONV *6,750.00
AUG-5 70 S'TAX A* 17.42
AUG-5 70 PR'FEE A* .50
AUG-5 70 W'DEED A* 3.00 * 20.92

WARRANTY DEED

FROM
Marion F. Ezell, conservator of
Effie N. Allen

TO
Theodore Perry Loftis, etux

A 85955

IDENTIF. REFERENCE

AUG 5 2 29 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE