CTN. 227386

BOOK 4954 PAGE 303

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel R. Loftus, et ux	Security Federal Savings & Loan	131-3
(NAME)	(NAME)	
2004 Overhill Drive	2700 Franklin Road	Parcel 16DA-27555
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tennessee 37204	35
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ---------- ($10.00) ---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged,

Harold D. Allen and wife, Lorene Allen have bargained and sold, and by these presents do transfer and convey unto the said Daniel R. Loftus and wife, Karla K. Loftus,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 of Block 5, and a 20 foot strip adjoining the same on the east on the Plan of Overton Hills, as of record in Book 843, page 66, Register's Office for said County.

SAID Lot No. 15 and adjoining 20 foot strip front 120 feet on the northerly side of Overhill Drive and extend back 250 feet between parallel lines to a dead line.

BEING the same property conveyed to Harold D. Allen and wife, Lorene Allen, by deed from Franklin Cleaver and wife, Charlotte Cleaver, of record in Book 4680, page 763, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Easement for the right-of-way of a street or avenue along the westerly margin of Tract No. 2, as described and shown in the plan of record in book 421, page 118, Register's Office for Davidson County, Tennessee, but is not open at the present time.
2. 1975 taxes, a lien but not yet due and payable.
3. All restrictions of record.

unimproved ( )
This is improved (X) property, known as 2004 Overhill Drive, (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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 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.

Whenever 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 our hands this 22nd day of September, 19 75.

Harold D. Allen

Lorene L. Allen

BOOK 4954 PAGE 304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John P. Brown, Jr., a Notary Public in and for said County and State, the within named Harold D. Allen and wife, Lorene L. Allen

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

Witness my hand and official seal at Nashville, this 22nd day of September, 1975.

My commission expires November 10, 1976. Notary Public John P. Brown, Jr.

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harold D. Allen

Sworn to and subscribed before me
this 22nd day of September, 19 75.

My commission expires November 10, 1976. Notary Public John P. Brown, Jr.

This instrument was prepared by:

John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Road, Nashville, Tenn. 37215

Name Address

SEP 24 75 CONV 46,500.00
SEP 24 75 S'TAX A* 120.90
SEP 24 75 PR'FEE A* .50
SEP 24 75 W'DEED A* 4.00 * 125.40

WARRANTY DEED

FROM

Harold D. Allen
and wife,
Lorene L. Allen

TO

Daniel R. Loftus
and wife,
Karla K. Loftus

D 17038

IDENTIF. REFERENCE

SEP 24 2 23 PM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Please mail to

This Instrument Prepared By
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215