THIS DEED PREPARED BY: ROY A. MILES, RETIRED JUDGE, 1406 Nashville City Bank & Trust Building, Nashville, Tennessee 37201

WARRANTY DEED

BOOK 5047 PAGE 647

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howell B. Loftis, et ux (NAME:)	Same (NAME:)	112-67
26 Manning Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Pegram, Tenn. 37143 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Nine Hundred Ninety-Three and 63/100 ($993.63) *DOLLARS*

paid by Check No. 864 on Commerce Union Bank, Bellevue Office, on Brandon Electric Company and signed by Howell B. Loftis, dated July 12, 1976 and payable to H. H. Loftis and Betty Loftis "For payment in full P.O./Lot 4, 3.62 acres", we, the Grantors herein, H. H. Loftis and wife, Betty Ann Loftis,

JUL 20	CONV	* 993.63			
JUL 20	S TAX		B*	2.60	
JUL 20	PR FEE		B*	.50	
JUL 20	W DEED		B*	8.00	* 11.10

have bargained and sold, and by these presents do transfer and convey unto the said Howell B. Loftis and wife, Gladys Byron Loftis, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot No. 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Grantors from said Travis and Lewis Land Company by deed dated May 14, 1957 and of record in Book 2647, Page 563, Register's Office for Davidson County, Tennessee; also, being the same property conveyed to Roy W. Evans and wife, by Grantors herein by deed dated June 2, 1960 (Book 3074, Page 192) and reclaimed from them by foreclosure proceedings, as set out in Trustee's Deed of Claude Callicott, Trustee, dated February 26, 1962 (Book 3343, Page 342). Notwithstanding obvious errors in the descriptions contained in said deeds of conveyance, a correct description of the tract herein conveyed is taken from a re-survey of said Tract or Lot 4 made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, as follows:

Beginning at an iron pin in the Southerly margin of Manning Hollow Road, this being the Northwesterly corner of said lot, and now designated as No. 26, Manning Hollow Road, Pegram, Tennessee, Zip Code 37143; thence generally in a Southerly direction 1290 feet, more or less, to an iron pin or concrete monument, this being the Southwesterly corner; thence in a Southeasterly direction (S.59° 19' E.) 232 feet, more or less to an iron pin or concrete monument in the Southeasterly corner; thence generally in a northerly direction 1300 feet, more or less to an iron pin or monument in

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $993.63

Howell B. Loftis
Affiant

Subscribed and sworn to before me, this the 20th day of July, 19 76

D. N. Reed
Notary Public

My commission expires: (Affix Seal)

the Southerly margin of Manning Hollow Road; thence, with the Southerly margin of said road to the point of beginning.

Excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Grantees herein by deed of said H. H. Loftis and wife, dated May 25, 1966, of record in Book 4020, Page 697, of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howell B. Loftis and wife, Gladys Byron Loftis, their *heirs and assigns, forever.*

And we *do covenant with the said* Howell B. Loftis and wife, Gladys Byron Loftis *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.*

And we, H. H. Loftis and wife, Betty Ann Loftis *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Howell B. Loftis and wife, Gladys Byron Loftis, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* July, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

H. H. Loftis

Betty Ann Loftis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry R. Williams, a Notary Public in and for said County and State, the within named H. H. Loftis and wife, Betty Ann Loftis

the bargainors, 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, Tennessee, this 14th day of July, 19 76.

Larry R. Williams, Notary Public.

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission Expires 5/1/79

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

WARRANTY DEED

FROM

H. H. LOFTIS AND WIFE,
BETTY ANN LOFTIS

TO

HOWELL B. LOFTIS AND WIFE,
GLADYS BYRON LOFTIS

D 5 9 2 1 5

IDENTIF. REFERENCE

JUL 20 11 29 AM '76

FELIX Z. NIXON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201