BOOK 5400 PAGE 407

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Robert M. Loffi & Joe M. Boyd Jr. ET AL (NAME)	SAME (NAME)	105-14-218
350 WILLIAMSBURG (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-14-219
BRENTWOOD TN 37027 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	105-14-220

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00 ----------
TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by Robert M. Loffi and wife, Ann Y. Loffi and Joe M. Boyd Jr. and wife, Janeice Faye Boyd, the Grantees, the receipt of which is hereby acknowledged; and for other good and valuable considerations,

3/2/79 323.10 Check

we, Marie D. Bell, Clyde Deason, Francis Deason and Ira Deason Jr., the only heirs-at-law of Maude H. Clouse, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Robert M. Loffi and wife, Ann Y. Loffi, a one-half undivided interest; and Joe M. Boyd Jr. and wife, Janeice Faye Boyd, a one-half undivided interest

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

Lots Nos. 1, 17 and 18 on the Plan of Nashville Trust Company's Resubdivision of Block F of the C. D. Elliott Property, as of record in Book 843, page 97, Register's Office for Davidson County, Tennessee, and described together as follows:

BEGINNING on the westerly margin of the Franklin Pike at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 135 feet to the common corner of Lots Nos. 1, 2, 17 and 18; thence with the line between Lots Nos. 2 and 18, southwardly 75 feet to the common corner of Lots Nos. 2, 3, 18 and 19; thence with the line between Lots Nos. 18 and 19, westwardly 75 feet to the easterly line of Lot No. 12; thence with the easterly line of Lots Nos. 12 and 13, northwardly 75 feet to the southerly line of Lot No. 16; thence with said line, eastwardly 34 feet to the corner of Lots Nos. 16 and 17; thence with the line between Lots Nos. 16 and 17, northwardly 75 feet; thence eastwardly 176 feet to the westerly margin of the Franklin Pike; thence with said pike southwardly 75 feet to the beginning.

Being property vested in Marie D. Bell, Clyde Deason, Francis Deason and Ira Deason Jr. as the only heirs at law of Maude H. Clouse, deceased.

This conveyance is subject to a sewer easement of record in Book 4239, page 991 in the Register's Office for Davidson County, Tennessee; and to the 1979 Metro Tax, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 2301 Franklin Road (House Number) (Street)
Nashville, Tennessee 37204
(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 23rd day of February, 1979.

Marie D Bell
Francis H Deason
Ira Deason Jr.
Maude H. Clouse

BOOK 5400 PAGE 408

STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

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 $121,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert M. Loffi

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Robert Loffi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 1979.

Deputy Register

_____, 1979.

_____ Notary Public _____

This instrument was prepared by:

Briley, Richards & Wrenne, Attorneys - 344 4th Avenue North - Nashville, Tennessee 37219

Name | Address

254171 r

WARRANTY DEED

FROM HEIRS AT LAW OF MAUDE CLOUSE

TO ROBERT M. LOFFI ET AL

F. 1.6 4 1.5

IDENTIF. REFERENCE

MAR 2 9 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public in and for said County and State, the within named MARIE D. BELL, one of the bargainors 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 Chattanooga, Tennessee, this the 19 day of February, 1979.

Notary Public

My Commission Expires:

1-7-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named CLYDE DEASON and FRANCIS DEASON, 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____day of_____, 1979.

My Commission Expires:

_____
Notary Public

STATE OF ALABAMA)
)
COUNTY OF HOUSTON)

Personally appeared before me, a Notary Public in and for said County and State, the within named IRA DEASON JR., one of 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 Dothan, Alabama, this 20 day of February, 1979.

Thelma Whatley
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JUNE 30, 1981

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named CLYDE DEASON, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24 day of February, 1979.

My commission expires:

7-18-82

Mary [illegible]
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named FRANCIS DEASON, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23 day of February, 1979.

My commission expires:

July 29, 1979

James C [illegible]
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5400 PAGE 411

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED
CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE
MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			121000.00- CAMT.	
			314.60 CSTAX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	323.10-
6055A03/02/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-1-64 1.5

IDENTIF. REFERENCE

MAR 2 9 58 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 667759