This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5639 PAGE 719

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel R. Loftus and wife, Karla S. Loftus	Same	145-9-39
(NAME)	(NAME)	
5867 East Ashland Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by Daniel R. Loftus and wife, Karla S. Loftus and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Benjamin Hood Williams, Jr. and wife, Elaine R. Williams

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel R. Loftus and wife, Karla S. Loftus *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.
Said Lot No. 91 fronts 274.62 feet on the northerly side of East Ashland Drive and extends back 307.1 feet on the easterly line and 386.35 feet on the westerly line to a dead line in the rear on which it measures 145.1 feet.

Being the same property conveyed to Benjamin Hood Williams, Jr. and wife, Elaine R. Williams by deed from Thomas W. Hales, Jr. and wife, Marjorie R. Hales, of record in Book 4946, page 551, Register's Office for said County.

This conveyance is subject to an Owner's Certificate, 10-foot easement for public utilities and drainage, overhang easement, and the following notation: "Building setback lines to be established by the City of Forest Hills" - All as shown on the plan of record in Book 3600, page 54, Register's Office for said County, and restrictive covenants of record in Book 3766, page 609, as amended in Book 3788, page 404 and Book 3813, page 383, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me, this the 15 day of August 19 80

Affiant Daniel R. Loftus

My commission expires: 1/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 5867 East Ashland Drive, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 15th *day of* August, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin Hood Williams, Jr.
Benjamin Hood Williams, Jr.

Elaine R. Williams
Elaine R. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Benjamin Hood Williams, Jr. and wife, Elaine R. Williams

the within named 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, *Tennessee, this* 15 *day of* AUGUST, *19* 80

Commission expires 4.18.82 *Notary 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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

G-238641

RETURN TO

6827

WARRANTY DEED

FROM

Benjamin Hood Williams, Jr. and wife, Elaine R. Williams

TO

Daniel R. Loftus and wife, Karla S. Loftus

G 0 3 3 7 3

IDENTIF. REFERENCE

AUG 20 9 39 AM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150000.00- CO
390.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
6837A08/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03373

IDENTIF. REFERENCE T

AUG 20 9 39 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 774877