#266139

FILE BOX 30

THIS INSTRUMENT WAS PREPARED BY:
Dale L. Stegall, Esquire
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 6121 PAGE 330

WARRANTY DEED

Address New Owner:	Send Tax Bill To:	
William Waller, Jr.,Trustee 2100 One Commerce Place Nashville, Tennessee 37239	Third National Mortgage Corp. P. O. Box 2628 Nashville, Tennessee 37219	Map: 119-7 Parcel: 69 Field Book No.: 6DA34781

FOR GOOD AND VALUABLE CONSIDERATION, and in consideration of the cash in hand paid by the hereinafter paid Grantee, and further good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, JAMES F. LOFTON, ROBERT C. LOFTON, DOROTHY SUE LAYNE and FLORA JEAN LAW, as partners, (collectively the "Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto WILLIAM WALLER, JR., TRUSTEE, for undisclosed beneficiaries with full power to sell, transfer, convey and encumber without the joinder or consent of any beneficiaries (hereinafter referred to as "Grantee"), a certain tract or parcel of land located in Davidson County, State of Tennessee, described more particularly as follows:

TRACT NO. 1

Land In the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Parrish Engineers, Inc., dated May 2, 1966, and according to a survey made by T. R. Sanford, Surveyor, dated March 15. 1968, as follows:

BEGINNING at a concrete monument in a fence line, the northeast corner of Lot No. 91 on the map of Laurel Acres Subdivision, Section 2, a plan of which is of record in Book 2133, page 122, Register's Office for said County; thence, along said fence north 89 degrees 30' east 13.2 feet to a point, supposedly the southeast corner of the lands of William Whitney Frierson; thence, along his line, along the lines of Sadie Frierson Bender and along the line of Lula Wilkins as follows: North 0 degrees 45' east along a fence 208.4 feet to a post, south 72 degrees 00' east 117.5 feet to an iron pin; thence, north 6 degrees 30' west 150 feet; thence, north 5 degrees west 134.5 feet to an iron pin in the southwest margin of New Glenrose Avenue; thence, east with the said road, 200 feet to an iron stake; thence, in a southerly direction 396.1 feet to an iron pin; thence, south 66 degrees 10' west 152.66 feet; thence, south 80 degrees 30' west 21.1 feet to the intersection of Lot 86 and Lot 88; thence, along the lines of Lot 88 and Lot 91, north 1 degree east 125.8 feet to the point of beginning.

TRACT NO. 2

Described according to a survey made by Parrish Engineers, Inc., dated May 2 1966, as follows:

BEGINNING at the iron stake in the southerly margin of Glenrose Avenue at the northeast corner of Lot No. 84 on the plan of Laurel Acres, Section 2, as of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee; thence, along the north boundary line of said subdivision as follows: South 65 degrees 52' west 195.7 feet to an iron stake, continuing with said boundary south 66 degrees 16' west 202.64 feet to an iron stake; thence, in a northerly direction 396.1 feet to an iron stake in the southerly margin of Glenrose Avenue, said stake being 200 feet east of the church property as of record in Book 2928, page 453, said Register's Office; thence, with the southerly margin of said Avenue south 50 degrees 30' east 237.92 feet to an iron stake continuing with said avenue 105 feet to an iron stake at the PC of a curve, having a radius of 1298.33 feet; thence, in an easterly direction 6.93 feet to the point of beginning.

BEING the same property conveyed to the Grantors by Installment Deed from S. J. Dale and Walter Paris, of record in Book 5517, page 970, Register's Office for Davidson County, Tennessee. BOOK 6121 PAGE 331

This is improved property known as 2531 Glenrose Avenue, Nashville, Tennessee 37210.

This property is unencumbered except for the encumbrances set forth hereinbelow:

1. Taxes, charges, assessments, levied and assesed against the subject premises which are due and payable. 1983 taxes are a lien against the property but are not yet due and payable.

2. Survey of T.R. Sanford, Surveyor, dated March 15, 1978, shows a sewer line and a creek running across the southerly portion of said property.

3. Deed of Trust executed by David Faircloth and Wife, Juanita Faircloth, Ralph Stephens and Wife, Mildred W. Stephens, and S. J. Dale and Wife, Lettie C. Dale, to James B. Turner, Trustee, of record in Book 4275, page 601, said Register's Office, to secure a note dated October 4, 1968 in the principal amount of $300,000.00, payable to Provident Trust Company, according to the terms and conditions therein.

The above debt was assigned to Kansas City Life Insurance Company of Kansas City, Missouri by instrument of record dated October 4, 1968, filed for record in Book 4275, page 607, said Register's Office.

4. Assignment of Rents, Issues and Profits from David Faircloth and Wife, Juanita Faircloth, Ralph Stephens and Wife Mildred W. Stephens, and S. J. Dale and Wife, Lettie C. Dale, to Provident Trust Company, recorded in Book 4275, page 609, said Register's Office, to further secure the indebtedness secured by the Deed of Trust of record in Book 4275, page 601.

The above Assignment of Rents, Issues and Profits was assigned to Kansas City Life Insurance Company of Kansas City, Missouri by instrument of record in Book 4292, page 846, said Register's Office.

5. Vendor's lien retained in Deed from S. J. Dale and Walter Paris, partners, to James F. Lofton, Robert C. Lofton, Dorothy Sue Layne and Flora Jean Law, of record in Book 5517, page 970, said Register's Office, to secure a note dated October 22, 1979 in the amount of $550,000.00 payable according to the terms and conditions therein.

TO HAVE AND TO HOLD said tract or parcel of land, together with all appurtenances, estates, title and interest thereto belonging unto the said Grantee, its heirs, successors and assigns forever. And the Grantors do further covenant with said Grantee that they are lawfully seized and possessed of said land in fee simple, have good right, title and interest to convey the same and that the same is unencumbered except as set forth hereinabove. That the Grantor does further covenant and bind themselves, their respective heirs and assigns to warrant forever and defend said title to the land to the Grantee, his successors and assigns against all the lawful claims of any and all persons whomsoever claiming by or through the Grantor.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed as of this the 16 day of August, 1983.

James F. Lofton
JAMES F. LOFTON

Robert C. Lofton
ROBERT C. LOFTON

Dorothy Sue Layne
DOROTHY SUE LAYNE

Flora Jean Law
FLORA JEAN LAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

WILLIAM WALLER, JR., TRUSTEE

Subscribed and sworn to before me

this the 16 day of August, 1983

Notary Public

My Commission Expires:

July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared James F. Lofton, Robert C. Lofton, Dorothy Sue Layne and Flora Jean Law, with whom I am personally acquainted, or to me known to be the person or persons in the foregoing instrument, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 16 day of August, 1983.

Notary Public

My Commission Expires:

July 21, 1984

H 6 8 9 0 4

IDENTIF. REFERENCE

AUG 23 3 41 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

FOR

BOOK 6121 PAGE 333

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO	1,100.00	2860.00	CO TX
			.50	PRFEE
			9.00	MDEED
				CHECK 2869.50-
16	35A08/23/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.B. 8904

IDENTIF. REFERENCE

AUG 23 3 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 973345