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

BUP 35

WARRANTY DEED

BOOK 6325 PAGE 966

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jac's Gallery		Map 105-14
(NAME) 2225 Bandywood Dr	(NAME) 2225 Bandywood Dr.	Parcel
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn. 37215	(STREET ADDRESS) Nashville, Tenn 37215	208, 219 & 220
(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 Jac's Gallery, a Tennessee General Partnership, and other good and valuable considerations accepted as cash the receipt of which is hereby acknowledged,

We, Robert M. Loffi and wife, Ann Y. Loffi

have this day bargained and sold, and do hereby transfer and convey unto the said

Jac's Gallery, a Tennessee General Partnership

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being 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 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 the same property conveyed to 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 by deed from Marie D. Bell, Clyde Deason, Francis Deason and Ira Deason, Jr., the only heirs-at-law of Maude H. Clouse, deceased, of record in Book 5400, page 407, Register's Office for said County. By deed of record in Book 6249, page 715, Register's Office for Davidson County, Tennessee, Joe M. Boyd, Jr., conveyed his interest to Robert M. Loffi and wife, Ann Y. Loffi.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me, this the 22nd day of June, 19 84

Affiant

My Commission expires: [illegible]

(Affix Seal)

Notary Public

This is improved (or unimproved) property, known as 2301 Franklin Road (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

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 22nd day of June, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

* By deed of record in Book 6249, page 712, said Register's Office, Janeice Faye Boyd conveyed her interest to Robert M. Loffi and wife, Ann Y. Loffi.

** Continued on Exhibit "A, attached hereto.

Robert M. Loffi

Ann Y. Loffi

BOOK 6325 PAGE 967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Robert M. Loffi and wife, Ann Y. Loffi

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* 22nd *day of* June *, 19* 84

Mary W. Christian
Notary Public

Commission expires 10-20-85

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

Robert M. Loffi et ux Ann Loffi

TO

Jac's Gallery, a Tennessee General Partnership

2453-9?2

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

** BOOK 6325 PAGE 968

Land in Davidson County, Tennessee, being parts of Lots 6 and 15 on the Map of C. D. Elliott;s Subdivision, as of record in Book 21, page 78, Register's Office for Davidson County, Tennessee, being called Lot No. 1 on a survey made Oct. 8, 1931 by W. B. Southgage, Surveyor and described according to said survey, as follows:

Beginning at an iron pin at the southwest corner of Bradford Avenue and 8th Avenue South as widened, running thence with the southerly margin of Bradford Avenue westerly 174 feet to an iron pin, thence southerly and parallel with 8th Avenue South 75 feet to an iron pin; thence easterly and parallel with Bradford Avenue 174 feet to an iron pin on the westerly margin of said 8th Avenue South as widened; thence northerly with the westerly margin of said Avenue 75 feet to the beginning.

Being the same property conveyed to Robert M. Loffi and wife, Ann Loffi by deed from Marie D. Bell, Francis Deason, Ira J. Deason and Ruth S. Deason, Executrix for Clyde Deason, of record in Book 6322, page 695, and re-recorded in Book 6322, page 801, Register's Office for Davidson County, Tennessee.

I 3 2 4 9 8

IDENTIF. REFERENCE

JUN 27 3 22 PM '84

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6325 PAGE 969

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			160000.00- CAMT.	
			416.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	425.50-
8981	A	06/27/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 2498

IDENTIF. REFERENCE

JUN 27 3 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048187

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