WARRANTY DEED

I 5 9 8 3 6

IDENTIF. REFERENCE

Oct 29 1 13 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $72,733.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 1984.

Notary Public

My Commission Expires: June 26, 1985

This instrument was prepared by:
TRAUTMAN & TRAUTMAN, 5100 Stanford Dr., Nashville, TN 37215

Address New Owners as follows:	Send Tax Bills To:	Map and Parcel Numbers
Ronald Edwin Loftis and wife, Ann Jeannine Loftis 6701 Greeley Drive , Nashville, TN 37205	Mortgage Corporation of the South P.O.B. 10726 Birmingham, AL 35202	102-12 58 08DZ-53000

For and in consideration of the sum of Ten and No/100---($10.00)---Dollars cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption by the herein named Grantees of the $33,809.14 unpaid principal balance owing on a certain promissory note executed by Robert L. Loftis to Mortgage Corporation of the South, which note bears interest at the rate of 12% per annum and is secured by the lien of a Deed of Trust of record in Book 6021, page 993, Register's Office for Davidson County, Tennessee, all of which said Grantees assume and agree to pay according to the terms of said note and deed of trust,----------

we, Robert L. Loftis and wife, Brenda B. Loftis, have this day bargained and sold, and do hereby transfer and convey unto Ronald Edwin Loftis and wife, Ann Jeannine Loftis, hereinafter called the Grantees, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Horton Heights, Section VI, as of record in Book 2133, page 24, described as follows:

BEGINNING on the southerly margin of Fleetwood Drive, at the corner of Lots 138 and 139; thence westerly with said Drive, 148.4 feet to a monument; thence southerly around a curve, 37.4 feet to a monument in the east margin of Tombill Drive; thence with said Drive, south 170 feet to a monument; thence along the rear line of Lot No. 139, easterly 233 feet to the corner of Lots 138 and 139; thence northerly with the line of said lots, 229.2 feet to the beginning.

Being the same property conveyed to Robert L. Loftis by deed from Charles R. McKeen and wife, Sharon M. McKeen, of record in Book 5857, page 878, in the Register's Office for Davidson County, Tennessee.

NOTE: This property is subject to and encumbered by

1. Existing building restrictions and zoning ordinances and subject to the existing easements and matters of record affecting said property including without limitation the owner's certificate, building set back lines, utility easement and anchor easement, all as shown on the recorded plan of record in Book 2133, page 24, in said Register's Office; and

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2. Deed of Trust of record in Book 6021, page 993, in the Register's Office for Davidson County, Tennessee; and

3. The lien for real estate taxes for the current year, which taxes have been assumed by the Grantees and shall be paid by the Grantees when due and payable; and

4. The restrictions of record in Book 2106, page 178, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 6701 Greeley Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Robert L. Loftis does covenant with the said Grantees that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set out above. Robert L. Loftis further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Brenda B. Loftis, wife of Robert L. Loftis, joins in this conveyance for the purpose of conveying to the said Grantees any and all right, title and interest which she may have in the subject property, including without limitation all marital rights which she may have.

Witness our hands on this the 29th day of October, 1984.

Robert L. Loftis

Brenda B. Loftis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Loftis and wife, Brenda B. Loftis, the within named 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 29th day of October, 1984.

My Commission Expires:
Jan. 20, 1985

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6413 PAGE 670

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

72733.00- CAMT.
189.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.52-
2736A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 8 3 6

IDENTIF. REFERENCE.

Oct 29 1 13 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0080921