B0x36

BOOK 6709 PAGE 194

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 45000.00

Subscribed and sworn to before me, this the 12 day of NOVEMBER 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. | |
|---|---|
| Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219 | |
| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
| Earl C. Loftis, Jr. | Owner |
| Pond Creek Rd. Rt 1 Pegram (STREET ADDRESS) | (STREET ADDRESS) |
| Tenn. Box 338 37143 (CITY STATE ZIP) | (CITY STATE ZIP) |
| MAP & PARCEL NO 091-16-0 373 & 091-16-0 164 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, MARY VAUGHN LOFTIS, A WIDOW, an undivided one-third (1/3) interest

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO EARL C. LOFTIS, JR., an undivided one-third (1/3) interest

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

An undivided one-third (1/3) interest in and to the following described property: A certain parcel or tract of land located in the City of Nashville, in the First Civil District of Davidson County, Tennessee. Said tract is located on the southeast corner of Charlotte Avenue and 42nd Avenue North and fronts one hundred seventy five (175) feet on the south side of Charlotte Avenue and extends back one hundred fifty (150) feet between parallel lines to an alley.

Commencing at the southest corner of the intersection of 42nd Avenue North and Charlotte Avenue in the City of Nashville, Tennessee, thence eastwardly along the south margin of Charlotte Avenue one hundred and seventy five (175) feet; thence southwardly in a line parallel with the east margin of 42nd Avenue North, 150 feet to an alley; thence westwardly in a line parallel with the south margin of Charlotte Avenue and along the north margin of said alley for a distance of one hundred seventy five (175) feet to the east margin of 42nd Avenue North; thence Northwardly along the east margin of 42nd Avenue North, one hundred fifty (150) feet to the point of beginning.

Being the same property conveyed to Theodore Perry Loftis and wife, Mary Vaughn Loftis, an undivided one-third (1/3) interest, Nina Ruth Loftis, an undivided one-third (1/3) interest and Clara Lorene Loftis, an undivided one-third (1/3) intrest, by instrument of record in Book 6691, page 73, Register's Office for Davidson County, Tennessee. The said Theodore Perry Loftis now being deceased.

This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4107 Charlotte Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of NOVEMBER 19 85

Mary Vaughan Loftis

Mary Vaughn Loftis

State of Tennessee
County of Davidson

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On this 12 day of NOVEMBER, 19 85, before me personally appeared MARY VAUGHN LOFTIS, A WIDOW to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

52906

IDENTIFICATION REFERENCE

Nov 14 10 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 196

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 |
|---|---|---|---|---|
| | | | 45000.00- CA'IT. | |
| | | | 117.00 CSTAX | |
| | | | .50 PRFE' | |
| | | | 6.00 WDEED | |
| | | | CHECK 123.50- | |
| | | | 6613A11/14/85 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52906

IDENTIFICATION REFERENCE

Nov 14 10 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191821