File 30

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

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

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

Warren Loftis
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:
Warren Loftis	Owner
Pond Creek Rd. (STREET ADDRESS)	(STREET ADDRESS)
Pegram, Tn. 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, CLARA LORENE 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 WARREN LOFTIS, 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) interest, 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, TN. 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 12th day of November, 19 85

Clara Lorene Loftis Maddy
Clara Lorene Loftis

State of Tennessee
County of Davidson

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On this 12th day of November, 19 85, before me personally appeared Clara Lorene Loftis, a widow ~~te Avenue, Na~~ 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:

1-19-86

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

5383 1.

IDENTIFICATION REFERENCE

Nov 18 3 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

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 _____

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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

15000.00- CNTT.
39.00 CSTAX
.50 PRFEE
6.00 MOSTX
CHECK 45.50-
7703A11/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5383 I.

IDENTIFICATION REFERENCE

Nov 18 3 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192807