mail

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
DONALD R. LOFTIS and wife, DIANNE E. LOFTIS
814 Quail Valley Drive
Brentwood, Tennessee 37027

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
First Commercial Mortgage Company
P. O. Box 626
Little Rock, Arkansas 72203
Loan Number 397067

MAP AND PARCEL:
Map 162
Group 13
Parcel 20 (Res. Parcel "A")
-and- Parcel 21 (Lot No. 20)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DONALD R. LOFTIS and wife, DIANNE E. LOFTIS**, hereinafter called the Grantees, their heirs and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

FEE 05/20 0101 08CHECK 152.30

Tract No. 1: Being Lot No. 20 on the Plan of Cedarwood Estates, Section 1, Revised of record in Book 4675, page 62, said Register's Office, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to James W. McPherson, Jr. by deed from Jim Smith Realtors, a sole proprietorship, and his wife Dorothy P. Smith, dated April 8, 1982, as of record in Book 5874, page 179, Register's Office for Davidson County, Tennessee.

Tract No. 2: Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of Cedarwood Estates, Section 1, of record in Book 4675, page 62, said Register's Office, to which plan reference is here made for a more complete description.

Being the same property conveyed to James W. McPherson, Jr. by deed dated November 29, 1982, from George Margrave and wife, Sharmin J. Margrave, of record in Book 5974, page 539, Register's Office for Davidson County, Tennessee.

This is improved property known as 453-455 Cedar Valley Drive, and unimproved Reserve Parcel "A", Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4753, page 683, and in Book 4963, page 42, said Register's Office; and subject to easements of record in Book 4545, page 206 (First Suburban Water Utility District), and in Book 2439, page 464 (transmission line), and in Book 4545, page 203, and in Book 4042, page 190 (sewer); and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 4675, page 62, said Register's Office, including a 30 foot minimum building setback line from Cedar Valley Drive (Lot 20), certain easements for public utilities and drainage along the lines of said property, a sewer line easement and access, and a utility anchor easement at the southwest corner of the property. Further, as to Reserve Parcel "A", this conveyance is subject to a driveway easement across a portion of Reserve Parcel "A", of record in Book 5974, page 537, said Register's Office, and a 10 foot access easement to be automatically abandoned when Reserve Parcel "A" is developed.

As a portion of the consideration for this conveyance, Grantees herein assume and promise to pay as due that certain existing first mortgage indebtedness against said property, as evidenced by an instrument of record in Book 5974, page 541, said Register's Office. The escrow account as it relates to this property is transferred to Grantees. Real property taxes for 1988 have been settled between the parties and will be paid by Grantees, through said escrow account.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONALD R. LOFTIS and wife, DIANNE E. LOFTIS, their heirs and assigns, forever; and we, JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON 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 singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of May, 1988.

JAMES W. McPHERSON, JR. COLEEN McPHERSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named JAMES W. McPHERSON, JR. and wife, COLEEN McPHERSON, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 16 day of May, 1988.

Patricia M. Gibson
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $51,000.00.

Donald R. Light
AFFIANT

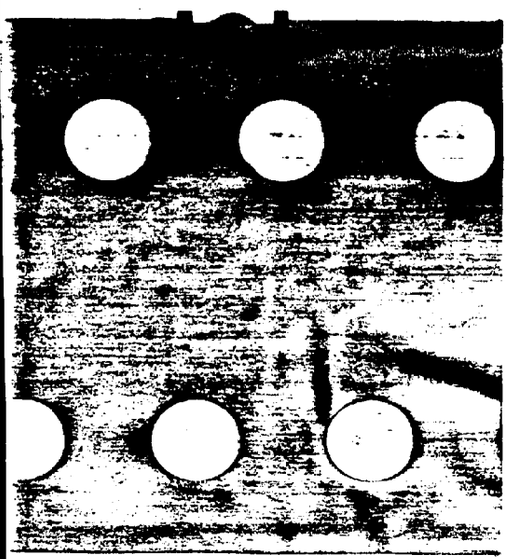
Subscribed and sworn to before me
this 16 day of May, 1988.

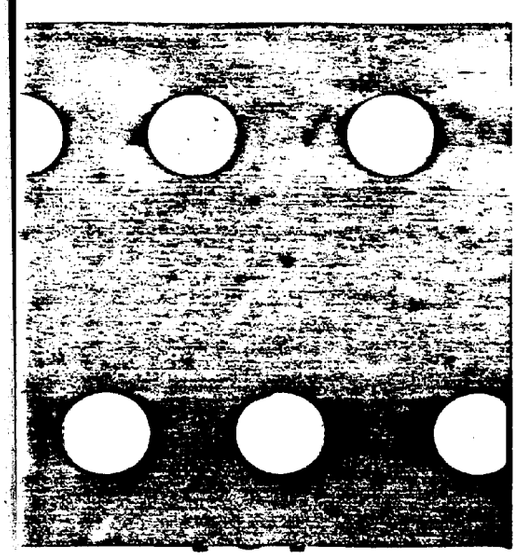
NOTARY PUBLIC
My Commission Expires: 4-2-89

MAY 20 3 04 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

32391





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7549 PAGE 605

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 51000.00
CON TX 142.80
PRFEE 0.50
WDEED 9.00
TOTAL 152.30
CHECK 152.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/20/88 01 15:05 0001 9287

32391.

IDENTIFICATION REFERENCE

MAY 20 3 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93469