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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Henry Clay Loftis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200006090058058 Page: 1 OF 2
REC'D FOR REC 06/09/2000 2:52:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $81.40

FILED AT LARGE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry C. Loftis (NAME)	HENRY C. LOFTIS (NAME)	P/O MAP 100
Old Pond Creek Road (ADDRESS)	8274 Old Pond Creek Rd (ADDRESS)	MAP 32
Pegram, TN 37143 (CITY) (STATE) (ZIP)	Pegram, Tn 37143 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of Clara Lorene Maddy, Deceased, Earl C. Loftis, Co-Executor and Mary Louise Loftis Smith, Co-Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry C. Loftis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parcel 31 on Metro Tax Map 100 and according to a survey by R. L. Montoya Land Surveying, Inc., dated March 28, 2000, being Job No. 00-02-18 as follows:

Beginning at an iron rod in the north margin of Old Pond Creek Road; said point being the south west corner of parcel 64 of said map, the south east corner of this described tract; Thence, with the margin of said road North 76 degrees 34 minutes 17 seconds West 98.09 feet to an iron rod; Thence, with a curve to the right having the following characteristics, radius of 221.91 feet, a delta of 72 degrees 11 minutes 06 seconds, a length of 279.52 feet to an iron rod; Thence, North 4 degrees 23 minutes 10 seconds West 66.84 feet to an iron rod, said point being the southwest corner of parcel 3, the north west corner of this described parcel; Thence, with said south line of parcel 3 North 89 degrees 10 minutes 00 seconds East 308.24 feet to an iron rod in the west line of parcel 64; Thence, with said west line South 7 degrees 23 minutes 16 seconds West 295.23 feet to the point of beginning, containing 1.571 acres more or less.

Being part of the same property conveyed to Earl C. Loftis and wife, Clara Lorene Loftis by deed from Fred Edward Childress and wife, Christine Marie Childress, of record in Book 3186, Page 459, Register's Office for Davidson County, Tennessee. The said Earl C. Loftis having pre-deceased Clara Lorene Loftis. The said Clara Lorene Loftis now being Clara Lorene Maddy. Clara Lorene Maddy having died on October 19, 1999 in Davidson County, Tennessee. Earl C. Loftis and Mary Louise Loftis Smith executes this instrument as Co-Executors pursuant to The Last Will and Testament of Clara Lorene Maddy of record in Will Book 232, Page 331, in the Probate Court for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Old Pond Creek Road, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 8th day of June, 2000

The Estate of Clara Lorene Maddy
By: Earl C. Loftis
Earl C. Loftis, Co-Executor

Mary Louise Loftis Smith
Mary Louise Loftis Smith, Co-Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Earl C. Loftis and Mary Louise Loftis Smith with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the The Estate of Clara Lorene Maddy the within named bargainor, and corporation, and that they as such Co-Executor and Co-Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Earl C. Loftis as such Co-Executor, and attesting the same by the said Mary Louise Loftis Smith as such Co-Executor.

Witness my hand and official seal at office at Goodlettsville, TN on this the 8th day of June, 2000.

My commission expires 10-25-03

Notary Public

NOTARY PUBLIC AT LARGE