Davidson County DEEDWARR
Recvd: 09/19/00 14:03 2pgs
Fees:11.00 Taxes:851.00
20000919-0093177

WARRANTY DEED

FROM: Donald L. Loftis and wife, Jessica L. Loftis

TO: John E. Hartridge

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00

Affiant

Subscribed and sworn to before me this 15th day of September, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

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My Commission Expires May 8, 2004

NAME/ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John E. Hartridge 816 Rodney Drive Nashville, TN 37205	Wells Fargo Home Mortgage, Inc. 3601 Minnesota Drive Bloomington, MN 55435-5284	Map 115, Group 9 Parcel 52

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FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Donald L. Loftis and wife, Jessica L. Loftis (hereinafter Grantors), have bargained and sold, and by these presents do transfer and convey unto John E. Hartridge, (hereinafter Grantee), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of West Meade Hills, Section 8, as of record in Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 165 fronts 150 feet on the southeasterly margin of Rodney Drive and extends back 169.27 feet on the northeasterly line and 329.19 feet on the southeasterly line to a dead line in the rear measuring 219.25 feet thereon.

Being the same property conveyed to Donald L. Loftis and wife, Jessica L. Loftis by deed from George W. Cox of record in Book 7633, page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3789, page 129, Register's Office for said County.

The Plan of record in Book 3600, page 61, said Register's Office, which shows a 130 foot minimum building setback line from Rodney Drive and 10 foot easements for public utility purposes along the northeasterly and rear lines of said lot, also a 2.5 x 40 foot utility anchor easement located on the northerly front corner of said lot.

This is improved property known as 816 Rodney Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and, We do covenant with the said Grantee that We are lawfully seised 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 Grantee, his 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 my hand this 6th day of September, 2000.

Donald L. Loftis

Jessica L. Loftis

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Donald L. Loftis and Jessica L. Loftis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 6th day of September, 2000.

Notary Public

STONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07-24-04

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This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201