Davidson County DEEDWARR
Recvd: 03/25/04 08:57 2pgs
Fees:13.00 Taxes:370.00

20040325-0033666

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0403-90245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

Janelle McBrien
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2004.

Debbie Woodall
Notary Public
My commission expires:

Address of New Owner	Send Tax Bills to:	Tax Information
Robert B. Loveridge	Same as new owner	25-3
514 Moncrief Avenue		6.00
Goodlettsville TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy Deal unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert B. Loveridge and wife, Jennifer R. Loveridge**, hereinafter called the Grantees, their successors 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 Lot 67 on the Plan of the Second Revision of the Moncrief Subdivision of the North part of the Allen Mathes lands at Goodlettsville, made by Stephen A. Draper, Surveyor, on March 3, 1953.

Said Lot No. 67 fronts 100.1 feet on the west side of Moncrief Avenue and runs back N. 61 deg. 46 min. W. 579.2 feet on the South line and runs back N. 61 deg. 46 min. w. 690.4 feet on the North line, and shows 120.9 on the rear line.

Being the same property conveyed to Harry E. Deal and wife, Peggy Deal by deed from Kirby Clifton, Jr. and wife, Pauline L. Clifton dated June 6, 1960, of record in Book 3074, page 423, Register's Office for Davidson County, Tennessee.

Harry E. Deal, having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 514 Moncrief Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of March 2004.

Peggy Deal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Peggy Deal**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 22nd day of March 2004.

Notary Public

My Commission expires: 11/26/05