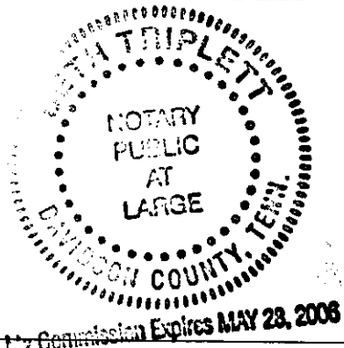
Box 13 # 7440

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,700.00

Peggy Aldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Aldridge	First Horizon Home Loan Corp.	69-16-59
(NAME)	(NAME)	
1615 Elizabeth Road	5775-E Glenridge Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(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, LTF Investments, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Aldridge, a single person, 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 13th, Formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record and described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street, at the southeast corner of the property conveyed to A. W. Dixon and wife, by Deed from J. J. Holzapfel and wife, of record in Book 1711, Page 527; thence with the line between Lots Nos. 3 and 4 on said plan, northwardly 156.15 feet; thence westwardly 100 feet to the corner of Lots 4 and 5; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said street, eastwardly 100 feet to the beginning.

Being the same property conveyed to LTF Investments, LLC, by deed of record in Instrument No. 20021022-0129502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1615 Elizabeth Road, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 03/29/04 13:41 2pgs
Fees:13.00 Taxes:213.49
20040329-0034979

Witness my hand this 9th day of March, 2004.

LTF Investments, LLC

By: Louis M. Nelson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Louis M. Nelson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be the Sec./member of the Sec. Member a ~~corporation,~~ and that as such Sec./member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by his self as Sec./member.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2004.

Commission expires:

Notary Public

