PICK-UP

Davidson County DEEDWARR
Recvd: 04/02/04 10:46 3pgs
Fees:18.00 Taxes:2405.00
20040402-0037283

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor: **Donald L. Loftis and wife, Jessica L. Loftis**

Grantee: **L and L Properties, a Tennessee General Partnership comprised of James K. Loftis and Donald K. Loftis, General Partners**

County: **Davidson, Tennessee**

Name and Address of New Owner:	**Send Tax Bills To: Same**
L and L Properties c/o James K. Loftis and Donald K. Loftis, General Partners 1008 Morgan Trace Court Nashville, TN 37221	**Map and Parcel No. (s):** 091-16-0 158.00 091-16-0 159.00 091-16-0 161.00

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

L and L Properties, a Tennessee General Partnership comprised of James K. Loftis and Donald K. Loftis General Partners

By: _____
James K. Loftis, Affiant

By: _____
Donald K. Loftis, Affiant

Subscribed and sworn to before me, this 1st day of April, 2004.

_____
Notary Public
My commission Expires Sept. 22, 2007.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of six hundred fifty thousand and no/100 dollars ($650,000.00), and other good and valuable consideration, **Donald L. Loftis and wife, Jessica L. Loftis** (together, "Grantors") have this day bargained and sold, and do hereby transfer and convey unto **L and L Properties, a Tennessee General Partnership comprised of James K. Loftis and Donald K. Loftis, General**

Partners ("Grantee") its successors, heirs and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantors do hereby covenant that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it and that the same is unencumbered except for metropolitan property taxes for 2003 and 2004, and as may be disclosed on Exhibit A.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to Grantee, its successors, heirs and assigns, against the claims of all persons.

IN WITNESS WHEREOF, Grantors have signed this Deed on this 1st day of April, 2004.

Donald L. Loftis

Jessica L. Loftis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald L. Loftis** and **Jessica L. Loftis**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2004.

Notary Public

My Commission Expires September 22, 2007.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Tract No. 1. Being Lots Nos. 4, 6, 8, 10 and 12 of Block No. 1, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lots join and front together 125 feet on the westerly side of 42nd Avenue, North, formerly First Street, and run back between parallel lines with the southerly margin of an alley 105.5 feet to an alley in the rear.

Tract No. 2. Lot Nos. 111, 113 and 115 of Block No. 19, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 111, 113 and 115 fronting together 75 feet on the northerly side of Charlotte Avenue and run back between parallel lines with the westerly margin of an alley, 150 feet to an alley in the rear.

Tract No. 3. Lots Nos. 117 and 119 of Block 19 on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 117 and 119 fronting 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

The above property is subject to matters shown on the plan of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee and any easements for utility lines of record.

All of the above being the same property conveyed to Loftis Enterprise, LLC, a Tennessee limited liability company, from Donald L. Loftis and wife, Jessica L. Loftis, by quitclaim deed of record in Book 11167, Page 680, Register's Office for Davidson County, Tennessee. And being the same property conveyed Donald L. Loftis and wife, Jessica L. Loftis, from Loftis Enterprise, LLC, a Tennessee limited liability Company, by deed of record as Instrument No. 199912280307479, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 42nd Avenue North, Nashville, Tennessee 37209 as to Tract 1; 4206 Charlotte Avenue, Nashville, Tennessee 37209 as to Tract 2 (previously 4204 and 4206 Charlotte Avenue); and 4208 Charlotte Avenue, Nashville, Tennessee 37209 as to Tract 3.

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