WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS **$120,000.00.**

Amanda M Clark
Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS
THE 30 DAY OF October 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/4/05

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Nancy L. Kuertz	Same	Map 100-00-0
8296 Old Pond Creek Rd.		Parcel P/O 003.00
Pegram, TN 37143		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Earl Loftis, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy L. Kuertz HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, described as follows:

Bounded on the north by Osteen, bounded on the east by Thompson, bounded the west by Loftis, starting at a 4 ft. metal post located in the east line of the Turner property, also being the northeast corner of the Osteen property as described in Deed Book 7455, page 890, of the Register's Office of Davidson County, Tennessee; thence, South 03 deg. 47 min. 01 sec. West, 329.66 ft. to an iron pin being the point of beginning; thence along the same line 565.25 ft. to an iron pin in the east property line of Thompson; the northeast corner of the Loftis property; thence, South 89 deg. 10 min. West, 309.15 ft. along the east line of the Loftis property to an iron pin being also in the right of way Old Pond Creek Road; thence along said right of way a curve left having a length of 105.72 ft., a radius of 214.97 ft. also a bearing of North 26 deg. 45 min. 51 sec. West, a chord distance of 104.66 ft. to an iron pin in said right of way; thence, North 38 deg. 00 min. 52 sec. West, 122.79 ft. along said right of way to an iron pin; thence with a curve right along said right of way having a length of 390.49 ft., a radius of 1042.83 ft. and a bearing of North 26 deg. 02 min. 18 sec. West, a chord 388.21 ft. to an iron pin in said right of way; thence along said right of way, north 14 deg. 50 min. 31 sec. West, 83.60 ft. to an iron pin in said right of way; thence leaving said right of way along the south property line of Osteen, South 85 deg. 33 min. 54 sec. East, 662.98 ft. back to the point of beginning, containing 6.85 acres, more or less, by survey of R.L. Montoya, Tennessee License No. 697.

Being part of the same property conveyed to Earl Loftis by deed from Nellie Keeton Davidson, unmarried, as of record in Book 8260, page 499, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8296 Old Pond Creek Rd., Pegram, TN 37143.**

Davidson County DEEDWARR
Recvd: 11/10/04 13:16 2pgs
Fees:13.00 Taxes:444.00
20041110-0135626

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 / or any encumbrances of record; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands this 3rd day of November 2004.

Earl Loftis
EARL LOFTIS – Seller (unmarried)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Loftis, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November 2004.

NOTARY PUBLIC

My commission expires: 01-27-07

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.