THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Countrywide Home Loans
3011 Armory Drive, Suite 120
Nashville, TN 37204

MAP PARCEL NUMBERS
Map & Parcel 84-4-23.00

Davidson County DEEDWARR
Recvd: 06/24/05 10:45 2 pgs
Fees:13.00 Taxes:610.50
20050624-0072808

WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of June, **2005**, by and between **Eleanor E. Stone**, unmarried, party of the first part, and **Kenny Lofton and Rebecca Lofton, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$165,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 9 on the plan of McGavock Heights, Section 3, as of record in Book 2330, page 102, Register's Office for said County.

Said Lot No. 9 fronts 155 feet on the easterly side of Crestdale Drive, and runs back 170.1 feet on the northerly line and 194.4 feet on the southerly line, to a dead line, measuring 156.9 feet thereon.

Being the same property conveyed to George E. Stone, Jr. and wife, Eleanor E. Stone by deed from Gary Cooper and wife, Bessie S. Cooper, dated 8/10/61 and recorded 8/10/61, of record in Book 3256, page 615. said Register's Office. Being further conveyed to Eleanor E. Stone by quitclaim deed from George E. Stone, dated 8/18/03 and recorded 8/26/03, of record in Instrument No. 20030826-0123553, said Register's Office.

This is improved property known as 2705 Crestdale Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing in Plat Book 2330, page 102; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Eleanor E. Stone
Eleanor E. Stone

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eleanor E. Stone,** _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day June, **2005.**

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2005.

NOTARY PUBLIC

My commission expires: 9-30-06

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
2705 Crestdale Drive
Nashville, TN 37214

Name and address of new owner:
Kenny Lofton & Rebecca Lofton
2705 Crestdale Drive
Nashville, TN 37214