40-A

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 10/28/05 15:18 2 pgs
Fees:13.00 Taxes:1080.40
20051028-0130647

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
James W. Felch 117 Abbottsford Nashville, TN 37215-2439	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map: 104-16 Group: Parcel: 180

FOR AND IN 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, **Jennings B. Loring, sole heir at law of Nellie Gray Loring**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James W. Felch, married, and Thomas G. Felch, unmarried, as joint tenants with the right of survivorship**, 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:

BEING part of Lot No. 218 on the Plan of The Belmont Land Company's Subdivision called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the northerly margin of Beechwood Avenue, at a point 15 feet west of the SE corner of said Lot No. 218; thence North 183-1/2 feet, more or less, to the south margin of an alley, being 17.3 feet west of the NE corner of said Lot No. 218; thence with the south margin of said alley, West 56.7 feet; thence South 183 feet, more or less, to the north margin of said Avenue; thence east with the north margin of said Avenue, 54.7 feet to the beginning.

BEING the same property conveyed to Jennings B. Loring and wife, Nellie Gray Loring by deed from Joseph S. Tobin, Receiver for Independent Life Insurance Company of America, dated March 11, 1939, and recorded in Book 1049, page 654, said Register's Office. The said Jennings B. Loring having predeceased Nellie Gray Loring who died on October 30, 2000. The Grantor herein is the sole heir at law of Nellie Gray Loring and takes title to this property by the law of descent and distribution, as set forth in the Affidavit of Heirship of record in Instrument No. 20051028-0130646, said Register's Office.

This is unimproved property known as: 1910 Beechwood Avenue, Nashville, TN 37212

THIS conveyance is made subject to any and all existing easements and restrictions of record and all applicable local government planning, building and zoning regulations.

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 whosoever.

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 our hands this 26th day of October, 2005.

Jennings B. Loring

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 26th day of October, 2005, before me personally appeared Jennings B. Loring, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Sworn to and subscribed before me
this 26th day of October, 2005.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006