This instrument is being re-recorded to correct the legal description and Map and Parcel Numbers.

Laura Mitchell

STATE OF Tennessee
COUNTY OF Davidson

I, Rachel Wilson, a Notary Public of the County and State first above written, do hereby certify that Laura Mitchell, personally appeared before me this 3rd day of March 2006 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

Davidson County DEEDWARR
Recvd: 03/09/06 15:34 5 pgs
Fees:27.00 Taxes:0.00
20060309-0027793

Return to: & Prepared by.
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

This Instrument is being re-recorded to correct the legal description and Map and Parcel Numbers.

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES THOMAS LOFTON	JAMES THOMAS LOFTON	081-07-0-021 &
(NAME)	(NAME)	
2107 18th Avenue North	2107 18th Avenue North	081-07-020
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Helen E Carter with power to sale under the Last Will and Testament of Dera Baker Conwell filed for record in the Probate Court of Davidson County Tennessee in docket number 03P1330 on Auguat 18, 2003 without joinder of the other devisees namely Dera Louise Garner, Carol Conwell, Stacey Conwell, Ereka Conwell, Tammy Conwell, Howard Lee Conwell, and Eddie Conwell., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES THOMAS LOFTON, husband and wife Lois Lofton, 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:

SEE ATTACHED EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lots Nos. 27 and 28 on the plan of A. C. Dudley's Subdivision of part of the Nichol Property, as of record in Book 161, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dera Conwell by deed from Robert H. Polk and Rolande R. Quintin, executed on 08/16/72 and filed for record on 08/16/72 in Book 4628, Page 678, Register's Office for Davidson County, Tennessee. The said Dera Conwell having since died.

unimproved ☐

This is improved ☒ property, known as 2107&2109 18th Avenue North, Nashville, TN 37208
(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.

Witness my hand this 8th day of April, 2005.

Helen E Carter

Davidson County DEEDWARR
Recvd: 05/03/05 11:11 2 pgs
Fees:13.00 Taxes:88.80

20050503-0049142

Customer Name: certified copies Date/Time: 2/14/2006 3:29:48 PM Instr. No: 200505030049142 Page No: 1 of 2

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State,Helen Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2005.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2005.

Commission expires:

Curvina Boseman

Notary Public

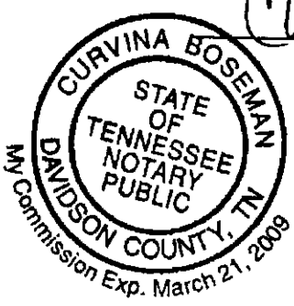


EXHIBIT "A"

Map and Parcel 081-07-021 (2107 18th Avenue North)

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot Nos. 27 and 28 on the plan of A.C. Dudley's Subdivision of part of the Nichol property, as of record in Book 161, Page 10, Register's Office for said County.

Said part of Lot Nos. 27 and 28 front together 40 feet on the westerly side of 18th Avenue North, formerly Salem or Grove Street, and runs back 85 feet, more or less, on the northerly line and 91 feet on the southerly line with the northerly margin of an alley, to the easterly line of Lot No. 26, measuring 40 feet thereon.

Map and Parcel 081-07-020 (2109 18th Avenue North)

Land in Davidson County, Tennessee, being parts of Lot Nos. 27 and 28 on the plan of A.C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, Page 10, Register's Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue North, formerly Salem Street, in the center of a concrete wall at a point 66.4 feet, more or less, south of the southerly margin of Cass Street; thence with said Avenue southwardly 43.6 feet, more or less, to a point 40 feet north of the northerly margin of an alley, said point being the northeast corner of the property conveyed to Lassie Mai Dice Cushman, by deed from G. B. Cantrell of record in Book 1264, Page 284, said Register's Office; thence with said Cushman's northerly line westwardly 85 feet, more or less, to the easterly line of Lot No. 26; thence with said line northwardly 43.6 feet, more or less, to the center of said concrete wall; thence with the center of said wall eastwardly 81 feet, more or less, to the beginning.

I hereby certify that this is a true copy of the original instrument filed in my office as Instrument No 200505030049142
This 14th day of Feb 20 06
BILL GARRETT Register of Deeds
By Dan Anderson
DEPUTY Register

