Davidson County DEEDWARR
Recvd: 03/09/06 15:36 3 pgs
Fees:18.00 Taxes:94.35
20060309-0027794

WARRANTY DEED

G-TL-06-2107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Equity Holdings, Inc	New Owner	
2107 and 2109 18th Avenue North	(NAME)	081-07-020 & 081-07-021
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES THOMAS LOFTON AND WIFE, LOIS LOFTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TENNESSEE EQUITY HOLDINGS, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 2107 and 2109 18th Avenue North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 3rd day of March, 2006.

James Thomas Lofton

Lois Lofton

STATE OF Tennessee
COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 4-25-06

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

Parcel 21 (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.

Parcel 20 (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.

Being the same property conveyed to James Thomas Lofton, husband and wife, Lois Lofton by Warranty Deed from Helen E. Carter, with power to sale under the Last Will and Testament of Dera Baker Conwell, recorded May 3, 2005 in Instrument No. 20050503-0049142, Register's Office for Davidson County, Tennessee and re-recorded simultaneously herewith in Instrument No. 20060309-0027793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.