This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20110007188 DEEDWARR
Recvd: 02/03/11 12:27 3 pgs
Fees:18.00 Taxes:601.25
20110203-0009752

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 091-16-0**
James K. Loftis 917 Belden Way Nashville, Tennessee 37221	SAME	**Parcel No: 157.00**

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer for recording tax purposes is One Hundred Sixty-Two Thousand Five Hundred Dollars and no cents ($162,500.00), and such other mutual promises of value.

Gilbert S. Fox

Gilbert S. Fox

Sworn to and subscribed before me on this 27 day of January, 2011.

Notary Public

My commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, GILBERT S. FOX, married, has bargained and sold, and by these presents does hereby transfer and convey to JAMES K. LOFTIS, individually, his heirs and assigns, all of his right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows, to wit:

> BEING Lots Nos. 121 and 123 of Block 19 on the Plan of the New Town of West Nashville, as of record in Book 57, Pages 74 and 75 , inclusive, Register's Office for Davidson County, Tennessee.
>
> SAID Lots Nos. 121 and 123 front together 55-5/10 feet on the north side of Charlotte Pike and runs back between parallel lines and with the eastern margin of Second Street 150 feet to a 25 foot alley, being the same lots conveyed to E.S. Colley (now deceased) by Deed of R.D. Smith and others, as recorded in Book 542 , Page 322, said Register's Office, dated January 23, 1920.
>
> Being the same property conveyed to Gilbert S. Fox, a married person by deed of record in Book 8427, Page 902, Register's Office for Davidson County, Tennessee; and originally in Book 7097, Page 921, Register's Office for Davidson County, Tennessee.
>
> This is improved commercial property known as 4210 Charlotte Pike, Nashville, Tennessee 37209.
>
> The above-described property is not the principal place of residence of the Grantor.

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, his heirs and assigns, forever; and I do covenant with the 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 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, his 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 27th day of January, 2011.

Gilbert S. Fox

Gilbert S. Fox

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Gilbert S. Fox, 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 purpose contained therein.

Sworn to and subscribed before me on this 27th day of January, 2011.

Notary Public

My commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.