Pde 18

WBJRE00010 2/13/87mk
THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 7136 PAGE 827

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
William B. Thetford and wife, Martha A. Thetford 2110 Hampton Avenue Nashville, TN 37215	William B. Thetford 2325 Crestmoor Dr. Nashville, TN 37215	117-6-69

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand Dollars ($210,000), cash in hand paid, the receipt of which is hereby acknowledged, First American Trust Company, N.A., as Trustee under the Last Will and Testament of Walter E. Stegmeir, deceased, (the "Grantor") has this day bargained and sold and by these presents does hereby transfer and convey to the said William B. Thetford and wife, Martha A. Thetford, (the "Grantees") the following property in Davidson County, Tennessee, to-wit:

Being part of lot No. 2 on the Plan of Samuel Watkins' Farm Lands as of record in book 57, page 16, of the Register's Office for said County, being parts of lots Nos. 19 and 40 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 790 feet east of the center line of 23rd Avenue South, said point being the southeast corner of the property conveyed to Ruth Irene Johlin by deed from E. L. Hampton and wife of record in book 923, page 420, said Register's Office; thence with the northerly margin of Hampton Avenue eastwardly 150 feet; thence northwardly 338 feet, more or less, to the southerly line of the property conveyed to T. H. Temple by deed from E. L. Hampton and wife of record in book 881, page 377, said Register's Office; thence with said Temple's southerly line westwardly 40 feet to the southeast corner of lot No. 1, and then continuing in the same direction and with the southerly line of lot No. 1, 110 feet, in all 150 feet to the northeast corner of said Johlin lot; thence with the easterly line of said Johlin lot southwardly 338 feet, more or less, to the beginning.

Being the same property devised to First American Trust Company, N.A., as Trustee, by the Last Will and Testament of Walter E. Stegmeir of record in Will Book 156, page 37, Office of the Probate Court Clerk of Davidson County, Tennessee.

This conveyance is expressly subject to the following:

1. A lien for 1987 real property taxes, which have been prorated and are assumed by the Grantees.

2. Matters shown on the Plan of Samuel Watkins' Farm Lands of record in Book 57, page 16, Register's Office of

Davidson County, and on the Plan of Hillsboro Heights not of record.

3. Easement for sanitary sewers and or storm drainage granted by Walter E. Stegmeir by instrument of record in Book 4102, page 438, said Register's Office.

4. Restrictive covenants of record in Book 1015, page 50, which amend other restrictions not found of record.

To have and to hold said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantor does hereby covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and that the same is unencumbered, except as set forth herein, the covenants of First American Trust Company, N.A. being made in as full and ample a manner as it can and should do as such Trustee, but no further or otherwise.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and representatives, against the lawful claims of all persons whomsoever, the covenants of First American Trust Company, N.A. being made in as full and ample a manner as it can and should do as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on the date indicated in the acknowledgment below, to make this conveyance effective on the 12 day of February, 1987.

FIRST AMERICAN TRUST COMPANY, N.A.

By: _____
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. N. BYRN, JR. _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of First American Trust Company, N.A., the within named bargainor, a national banking association, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 12th day of February, 1987.

William H. Bury
Notary Public

My Commission Expires:

September 9, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.

William B. Watson
Affiant

Subscribed and sworn to before me, this 12th day of February, 1987.

William N. Berry
Notary Public

BERRY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

September 9, 1989

There is no mortgagee for the property herein described at the time of this conveyance.

9:37:05
IDENTIFICATION REFERENCE
FEB 13 11 39 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7136 PAGE 830

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2102 .00- CAMT.
585.00 CSTAX
.50 PRFEE
9.00 WDE
CHECK 597.50-
02/13/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 7 0 5

IDENTIFICATION REFERENCE

FEB 13 11 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.45761