BOOK 9470 PAGE 155

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35691)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 495000.00

Whitson Lowe
Affiant

Sworn and subscribed before me this 15th day of September, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Whitson Lowe Sandra Lowe 2110 Hampton Avenue Nashville, TN 37215	Same	117-06-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Thetford and spouse, Martha A. Thetford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whitson Lowe and spouse, Sandra Lowe,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, 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 conveyed to William B. Thetford and wife, Martha A. Thetford by deed from First American Trust Company, N. A., as Trustee under the Last Will and Testament of Walter E. Stegmeir, deceased of record in Book 7136, page 827, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 2110 Hampton Avenue, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 1994.

William B. Thetford
William B. Thetford

Martha A. Thetford
Martha A. Thetford

State of Tennessee
County of Davidson

On this 15th day of September, 1994, before me the undersigned authority, personally appeared **William B. Thetford** and **Martha A. Thetford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/9

My Commission Expires: _____

Notary Public

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92497

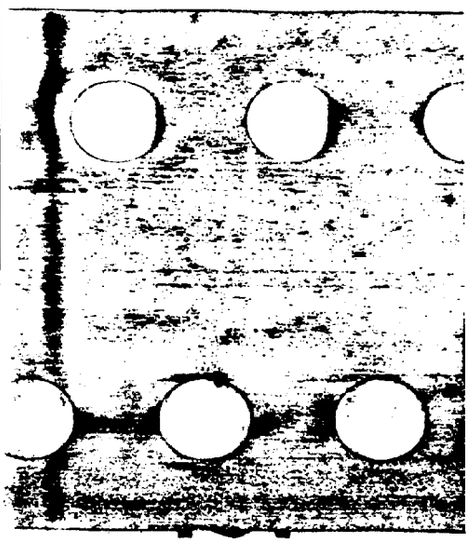
IDENTIF. ↑ REFERENCE

94 SEP 20 AM 11:59

REGISTER
DAVIDSON COUNTY, TN.

0181 09/20 0101 03CHECK 1840.50





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

RECEIVED OF _____

FOR _____

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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

CAMT 495000.00
CON TX 1831.50
PRFEE 1.00
WDEED 8.00
TOTAL 1840.50
CHECK 1840.50

09/20/94 01 11:57 0001 0181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92497
IDENTIF. & REFERENCE

94 SEP 20 AM 11:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836488