To: Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED BOOK 9619 PG 942

Name and Address of New Owner:
Hillsboro Homes, a Tennessee General Partnership
4500 Harpeth Hills
Nashville, Tn 37215

Send Tax Bills To:
New Owner

Street Address of Subject Property: **Map-Parcel No:**

157-08-A-4900.CO.

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN M. THETFORD AND WIFE, SUSAN THETFORD,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **HILLSBORO HOMES, a Tennessee General Partnership composed of John M. Thetford and Robert G. Haley,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows:

Being Lot No. 49 on the Plan of 3rd Revision,Middleton, a Residential Unit Development, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Thetford and wife, Susan Thetford, by Quitclaim deed from George T. Hicks and wife, Sallie Read Hicks, as of recor din Book 8588, page 616, Regiter's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

2. Amended Declarations of Protective Covenants, Conditions and Restrictions, of record in Book 7119, page 345; By-Laws of record in Book 7119, page 364, Register's Office for Davidson County, Tennessee.

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 GRANTOR does 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 15th day of March, 1995.

John M. Thetford

Susan Thetford

STATE OF TENNESSEE]
COUNTY OF DAVUDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named John M. Thetford and wife, Susan Thetford, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of March, 1995.

NOTARY PUBLIC
My commission expires:_____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this the 15 day of March, 1995.

Notary Public
My commission expires:

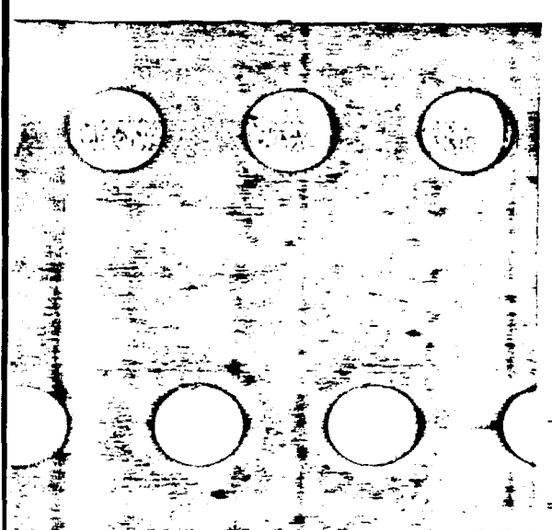
NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

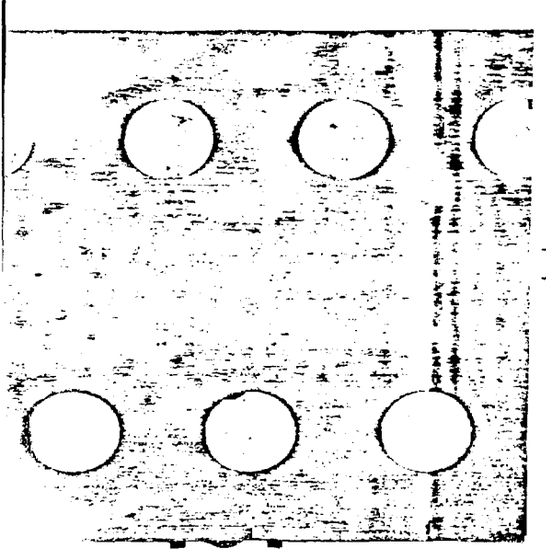
95 MAR 16 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

42382
IDENTIFICATION REFERENCE

3751 03/16 0101 03CHECK 379.00





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

RECEIVED OF _____

FOR _____

BOOK 9619 PG 944

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	100000.00
CDN TX	370.00
PRFEE	1.00
MTEED	8.00
TOTAL	379.00
CHECK	379.00

03/16/95 01 09:42 0001 0751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42382
IDENTIF. & REFERENCE

95 MAR 16 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

No. 890342