This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
John M. Thetford and wife,
Susan H. Thetford
119 Middleton Circle
Nashville, TN 37215

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 116-16
PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sara Louise Sweeney, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto John M. Thetford and wife, Susan H. Thetford ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> BEING Lot No. 27 on the Map of part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 27 fronts 125 feet on the easterly side of Sneed Avenue and runs back 182.3 feet on the north line and 189.3 feet on the south line, to a dead line, measuring 125.1 feet thereon.
>
> Being the same property conveyed to Milton M. Sweeney by deed from Marshall Preston Sweeney and wife, Sally E. Sweeney of record in Book 5919, page 440, Register's Office for Davidson County, Tennessee. The said Milton M. Sweeney having since died, the property is vested in Sara Louise Sweeney, as devisee under the Will of Milton Marshall Sweeney, deceased, of record in Will Book 154, page 850, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 4008 Sneed Road, Nashville, TN 37215.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property 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 herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of December, 1995.

Sara Louise Sweeney
Sara Louise Sweeney

STATE OF Tennessee)
COUNTY Rutherford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sara Louise Sweeney, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 20th day of December, 1995.

Greta Rochelle M...
NOTARY PUBLIC

My Commission Expires: February 12, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $124,500.00.

John M. Sweeney
AFFIANT

Subscribed and sworn to before me this 29 day of December, 1995.

NOTARY PUBLIC

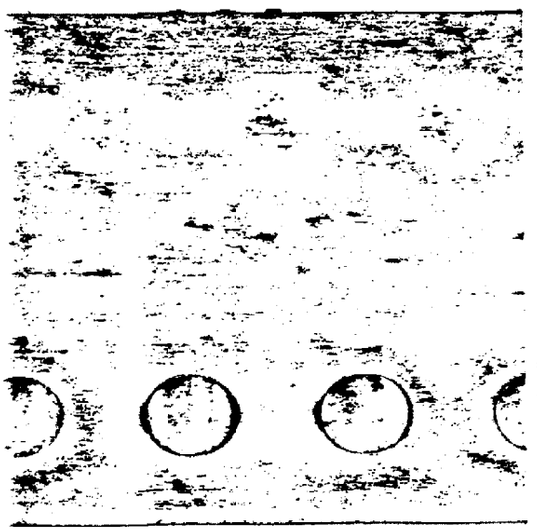
My Commission Expires: 9/18/99

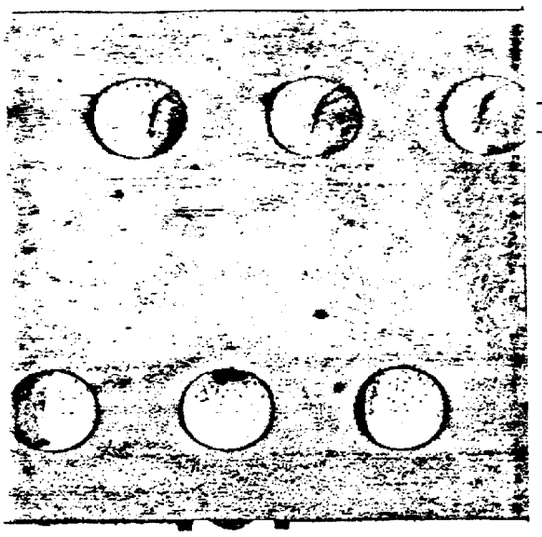
0136544
IDENTIF. # REFERENCE

95 DEC 29 PM 2:50
FELIX Z. ...
DAVIDSON COUNTY, TN.

3156 12/29 0101 03CHECK 469.65

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





RECEIVED OF _____

FOR _____

BOOK 9903 PG 857

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	
				124500.00
			CON TX	460.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	469.65
			CHECK	469.65
12/29/95	01	14:50	0001	3156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136544
IDENTIF. # REFERENCE

95 DEC 29 PM 2:
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 991536