50-B

0198682

BOOK 10105 PG 540

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
SUNTRUST CENTER
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

96 JUL -1 PM 1:49

MAP & PARCEL

157-8A-41

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of June, 1996.

My Commission Expires: 5-5-99

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
LEONARD T. BLACKWELL	SAME
(Name)	(Name)
285 St. Andrews Drive	
(Street Address)	(Street Address)
Franklin, TN 37069	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JOHN M. THETFORD and wife, SUSAN H. THETFORD**, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto LEONARD T. BLACKWELL, D/B/A LEONARD **T. BLACKWELL, BUILDER**, hereinafter called the "Grantee(s)", his successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 41 of Middleton, a Residential Planned Unit Development, 3rd Revision, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to John M. Thetford and wife, Susan H. Thetford by Deed from George T. Hicks and wife, Sallie Read Hicks, of record in Book 8512, page 725, Register's Office for Davidson County, Tennessee.
>
> Susan Thetford and Susan H. Thetford is one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", his successors and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they are 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 26th day of June, 1996.

JOHN M. THETFORD

SUSAN H. THETFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. THETFORD and SUSAN H. THETFORD, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

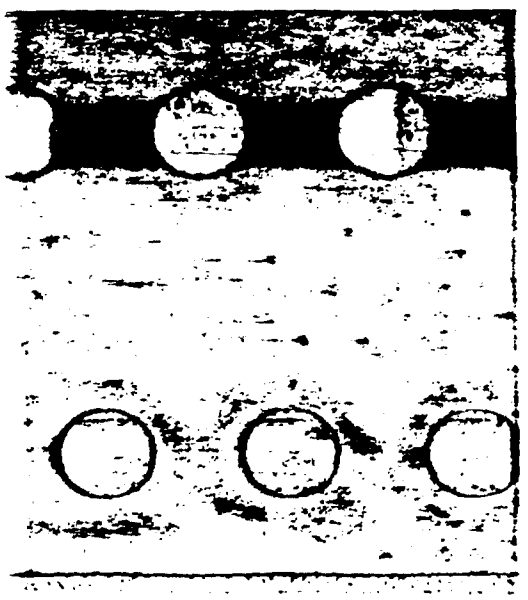
WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 1996.

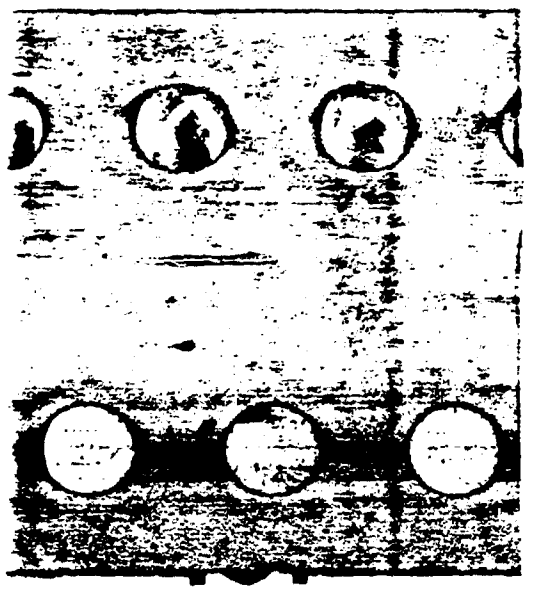
Notary Public

My Commission Expires: 8-5-99

blackwell.wd

RECD 07/02 3:01 03CHECK 323.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 542

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	85000.00
CON TX	314.50
PRFEE	1.00
MDEED	8.00
TOTAL	323.50
CHECK	323.50

07/01/96 01 13:52 0001 9896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198682
IDENTIFICATION REFERENCE

95 JUL -1 PM 1:49

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1057636