0208543

#2273

IDENTIF. & REFERENCE

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

96 JUL 30 AM 8:26

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FILE IN BOX #33B
MAP 116-16
PARCEL 105

BOOK 10136 PG 453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of July, 1996.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE SUSAN CALVERT-ROSENBERGER

My Commission Expires: 5-8-2000

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
SUSAN H. THETFORD, TRUSTEE	SAME
(Name)	(Name)
119 MIDDLETON CIRCLE	
(Street Address)	(Street Address)
NASHVILLE, TN 37215	

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 does transfer and convey unto **SUSAN H. THETFORD, TRUSTEE,** hereinafter called the "Grantee(s)", **her** 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 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 south line to a dead line measuring 125.1 feet thereon.

Being the same property conveyed to John M. Thetford and wife, Susan H. Thetford, by Deed from Jack E. Center and John M. Thetford of record in Book 10070, page 27, Register's Office for Davidson County, Tennessee.

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

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)", her heirs 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, has 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)", her heirs 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 29th day of July, 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 29th day of July, 1996.

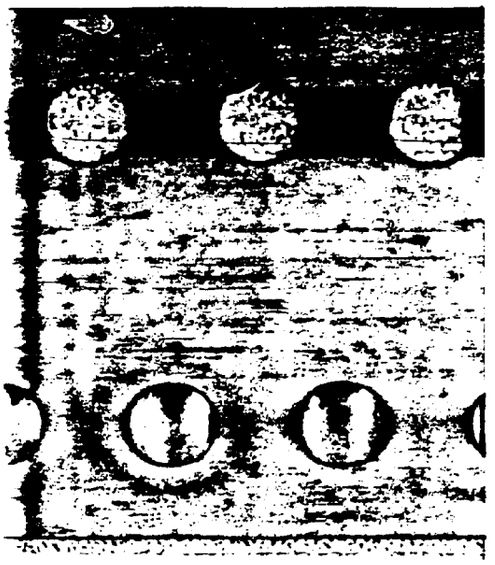
NOTARY PUBLIC

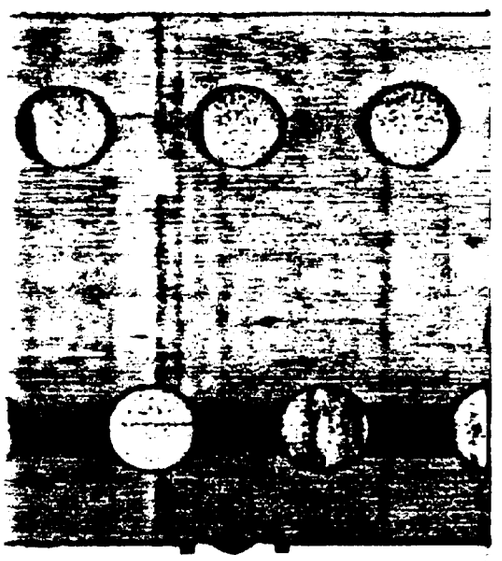
My Commission Expires: 5/28/2000

thet~sneed.wd

STATE OF TENNESSEE
SUSAN CALVERT-ROSENBERGER
NOTARY PUBLIC AT LARGE

5593 07/30 0101 03CHECK 589.90





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

RECEIVED OF _____

FOR _____ BOOK 10136 PG 455

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 157000.00
				CON TX 580.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 589.90
				CHECK 589.90
			07/30/96 01	08:27 0001 0593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208543 IDENTIF. ← REFERENCE

96 JUL 30 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068191