[redacted]

26B

BOOK 10223 PG 298

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Susan H. Thetford,<br>Trustee<br>119 Middleton Circle<br>Nashville, TN | NEW OWNER | Map 92-12-A<br>Parcel 202.00 |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
from information furnished by the parties hereto.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John Thetford and spouse, Susan H. Thetford (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**A condominium apartment in Davidson County, Tennessee, being Unit No. 202, together with the appurtenant interest in the common elements of State House Manor, a horizontal property regime established by Master Deed, of record in Book 7333, page 36, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lots Nos. 212, 213, 214 and 215 on the plan of Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.**

Being the same property conveyed to John Thetford and spouse Susan H. Thetford by Warranty Deed from Frances P. Sharp of record in Book 10210, Page 133, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Union Planters Bank of Middle Tennessee, N.A. and recorded in Book 10210 at page 137, Register's Office for Davidson County, Tennessee, which the Grantees hereby agree to assume and pay.

This is improved property commonly known as 1808 State Street, #202, Nashville, Tennessee 37203.

BOOK 10223 PG 299

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $45,500.00.
[
[ Affiant
[Subscribed and sworn to before me this
[ 15th day of October, 1996.
[
[ Notary Public
[ My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of October, 1996.

John 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 Thetford and spouse, 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 15th day of October, 1996.**

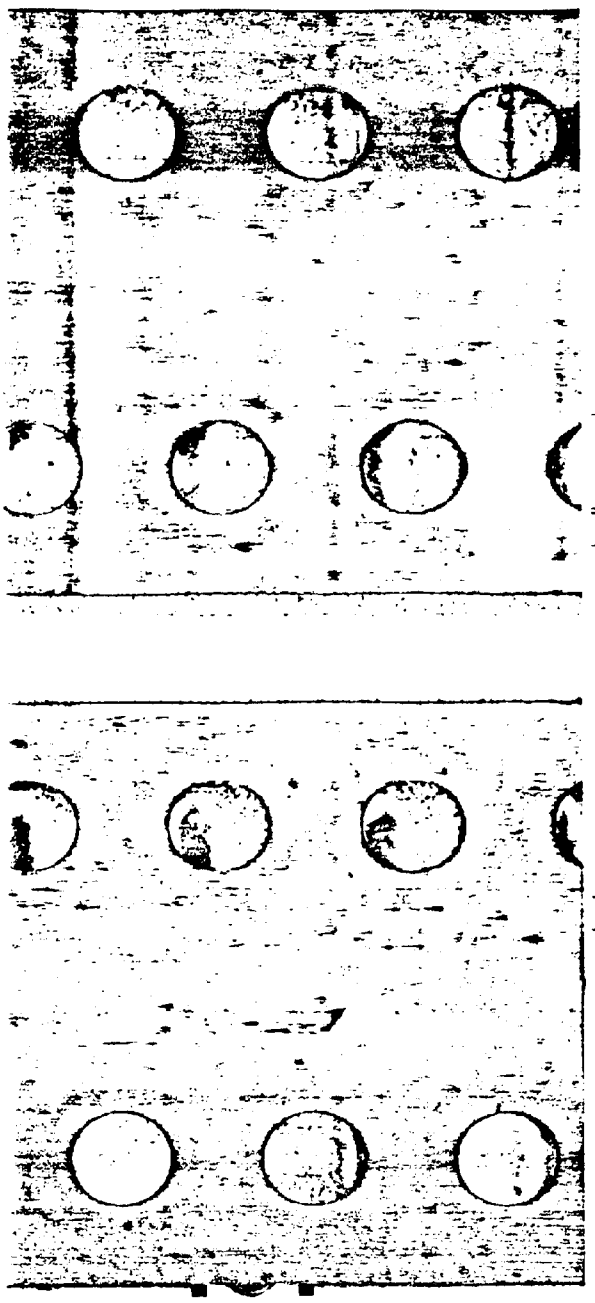
NOTARY PUBLIC

**My Commission Expires:** 10-12-99

96 OCT 17 PM 3:17
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

1049 10/17 0101 03CHECK 177.35

IDENTIF. ↑ REFERENCE 0237090



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 10225 PG 390

| | | |
|---|---|---|
| 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 45500.00
CON TX 168.35
PRFEE 1.00
WDEED 8.00
TOTAL 177.35
CHECK 177.35

10/17/96 01 13:19 0001 1049

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0237090
IDENTIF. ↑ REFERENCE

96 OCT 17 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078071

No. [redacted]