ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jack H. Sells SALES CONSULTANTS OF BRENTWOOD 7003 CHADWICK DRIVE # 331 BRENTWOOD, TN 37027	Nashville Bank of Commerce 218 20th Avenue N. Nashville, TN 37203	Map 92-12-A Parcel 202.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10345 PG 737

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, Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford and Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Jay Thetford (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jack H. Sells, unmarried (the "Grantee"), Grantee's heirs 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 Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford by Warranty Deed from John Thetford and spouse, Susan H. Thetford of record in Book 10228, Page 298, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Jay Thetford by Quitclaim Deed from Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford of record in Book 10228, Page 305, Register's Office for Davidson County, Tennessee.

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

X Brooks A. Sells
Affiant

Subscribed and sworn to before me this 5th day of February, 1997.

Notary Public

My Commission Expires 1-20-99

DANA C. PEITY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 heirs and assigns, forever.

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

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of February, 1997.

SALLIE R. HICKS EDUCATIONAL TRUST
FOR SALLIE HICKS THETFORD

BOOK 10345 PG 738

BY: Susan H. Thetford, Trustee
Susan H. Thetford, Trustee

SALLIE R. HICKS EDUCATIONAL TRUST
FOR JAY THETFORD

BY: Susan H. Thetford, trustee
Susan H. Thetford, Trustee

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 **Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 10-12-99

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 **Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Jay Thetford,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of February, 1997.

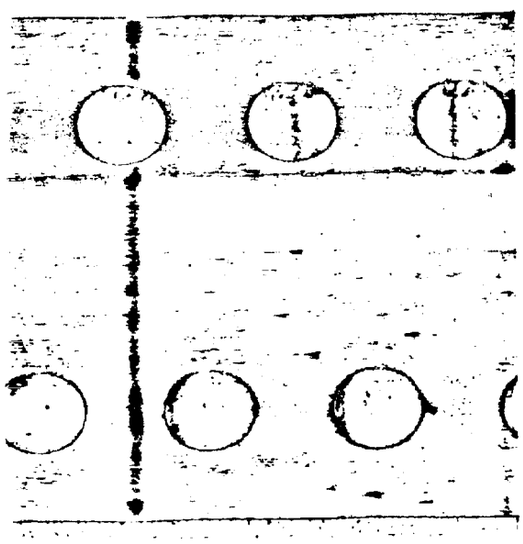
NOTARY PUBLIC

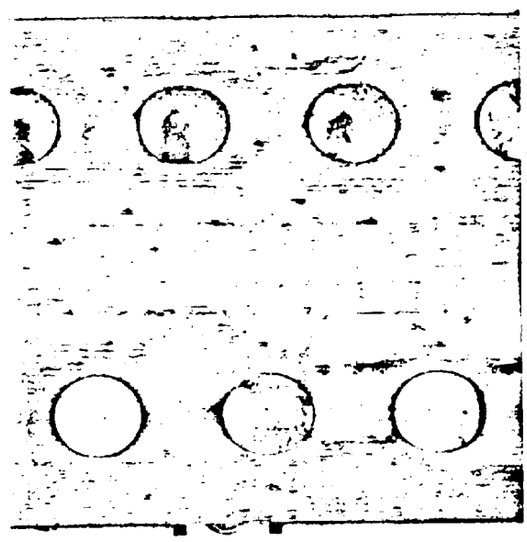
My Commission Expires: 10-12-99

0271882

REGISTER'S REFERENCE

97/02/10 0101 03CHECK 212.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 739

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	212.50
			CHECK	212.50

02/10/97 01 14:13 0001 5073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271882 IDENTIFICATION REFERENCE

97 FEB 10 PM 2:0

DAVIDSON COUNTY, TN

No. 1115555