33-C

BOOK 10603 PG 700

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

MAP & PARCEL: 157-8-A/50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this the 10th day of September, 1997.

My Commission Expires: 7/24/99

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
ROXANE B. SPITZER	SAME
(Name)	(Name)
3911 Vailwood Drive	
(Street Address)	(Street Address)
Nashville, Tennessee 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, **SUSAN H. THETFORD** and John Thetford, wife and husband hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **ROXANE B. SPITZER**, hereinafter called the "Grantee(s)", their 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. 50, on the Plan of Middleton, a Residential Planned Unit Development, 2nd Revision, as shown on plat of record in Plat Book 6900, page 900, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Susan H. Thetford, Trustee, by Deed of Record in Book 7827, page 443, Register's Office for Davidson County, Tennessee, and the same property conveyed to John Thetford, by Deed of Correction in Book 7827, Page 443, Register's Office for Davidson County.

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)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that it is 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)" does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this ~~31st~~ 6th day of ~~July~~ September, 1997.

Susan H. Thetford

John Thetford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, SUSAN H. THETFORD and John Thetford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of September, 1997.

Notary Public

My commission expires: 7/24/99

NOTARY PUBLIC AT LARGE

wd.spi

7072 09/10 0101 03CHECK 471.50

0347108
IDENTIF. ↑ REFERENCE

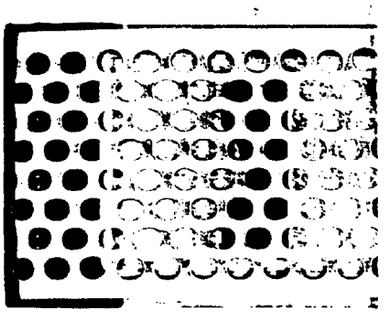
97 SEP 10 P1:12:07
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10603 PG 702

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

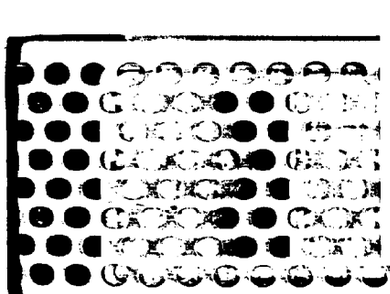
09/10/97 01 12:08 0001 7072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347108 IDENTIF. ↑ REFERENCE

97 SEP 10 PM 12:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1196527