WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER I
IS GREATER, FOR THIS TRANSFER IS $ 55,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF October, 19 97

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES May 23, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Thetford (NAME)	Same as New Owner (NAME)	MAP 72-9
119 Middleton Circle (ADDRESS)	(ADDRESS)	PARCEL 261
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Iris M. Hatcher-Humphrey, Successor Administratrix of the Estate of Elma B. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Thetford

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Elma B. Wells by deed from Martha Parsons Cofer, a widow, of record in Book 6474, Page 368, Register's Office for Davidson County, Tennessee. The said Elma B. Wells having since died. By Order of the Probate Court for Davidson County, Tennessee, Case No. 96P-856, Iris M. Hatcher-Humphrey was appointed Successor-Administratrix with authority to execute this deed.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
97 OCT 17 AM 10:01
IDENTIF. + REFERENCE
0360060

unimproved ( )
This is improved (X) property, known as 931 Fairwin Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of October 19 97

Iris M. Hatcher-Humphrey
Iris M. Hatcher-Humphrey
Successor-Administratrix of the
Estate of Elma B. Wells

BOOK 10649 PG 299

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 Iris M. Hatcher-Humphrey, Successor Administratrix of the Estate of Elma B. Wells

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 Madison, Tennessee, this 14th day of October 19 97.

Commission expires May 23, 1998

Diane L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____. and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

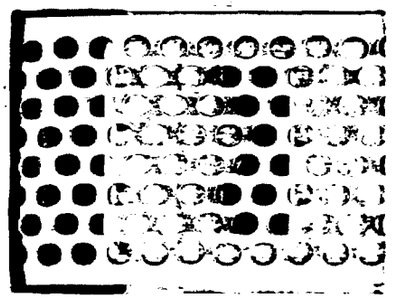
My commission expires _____

_____
Notary Public

1003 10/17 0101 03CHECK 213.43

OFFICIAL RECEIPT

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



RECEIVED OF _____

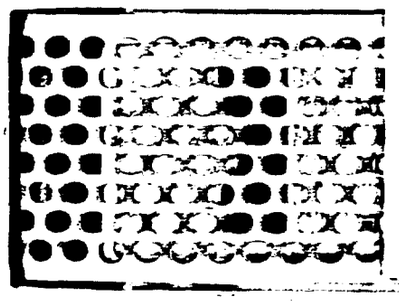
FOR _____

BOOK 10649 PG 300

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	55250.00
			CON TX	204.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	213.43
			CHECK	213.43
10/17/97	01		10:04 0001	1003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0360060
IDENTIF. ↑ REFERENCE

97 OCT 17 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210295