THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Instr:20000601005458l Page: 1 OF 2
REC'D FOR REC 06/01/2000 1:42:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2458.47

Tax Map 157-8
Parcel A/49

The actual consideration or value, whichever is greater, for this transfer is $664,450.00

Affiant

Subscribed and sworn to before me this the 30th day of May, 2000.

My Commission Expires: 7-27-2002

Notary Public

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

PHIILIP A. AND SARAH S. WARREN
(Name)
119 Middleton Circle
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:

SAME

WARRANTY DEED

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. THEFORD, and wife, SUSAN H. THETFORD,** hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **PHILLIP A. and wife, SARAH S. WARREN**, 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. 49, on the Plan of Middleton 3rd 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 John M. Thetford and wife, Susan H. Thetford, by Deed of record in Book 9869, page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as: 119 Middleton Circle
Nashville, Tenenssee 37205

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated 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)" do covenant with the said "Grantee(s)" that they 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 "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)", their 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 30th day of May, 2000.

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,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2000.

Angela A. Ramsey
Notary Public

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-27-2001

J:THETFORD.WD