Davidson County DEEDWARR
Recvd: 06/10/03 10:34 3pgs
Fees:18.00 Taxes:740.00

20030610-0079759

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me this 9th day of June, 2003. Notary Public My Commission Expires: 1-27-07

ELENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Susan Thetford and Hugh Nelson Partnership 1112 Radnor Glen Drive Brentwood, TN 37027	SAME	116-16-105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN H. THETFORD, TRUSTEE UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR SALLIE HICKS THETFORD**, as to a fifty (50%) undivided interest, and **SUSAN H. THETFORD, TRUSTEE UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR JOHN OVERTON "JAY' THETFORD**, as to a fifty (50%) undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUSAN THETFORD AND HUGH NELSON PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the map of Part One, Wallace Subdivsion, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 27 fronts 125 feet on the easterly side of Sneed Avenue and runs back 182.3 feet on the north line and 189.3 feet on the south line to a dead line measuring 125.1 feet thereon.

Being the same property conveyed to Susan H. Thetford, Trustee, by deed from John M. Thetford and wife, Susan H. Thetford, of record in Book 10136, page 453, Register's Office for Davidson County, Tennessee, Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for John Overton "Jay" Thetford, having quitclaimed the following interests to the subject property to Susan H. Thetford, Trustee under the Sallie R. Hicks Educational Trust for Sallie Hicks Thetford, by the following deeds: 37.6% in Book 10740, page 836; 7.6% in Book 10740, page 838; and 4.8 % in Book 10760, page 816, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3899, page 378, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 1424, page 16, Register's Office for said County.

This is improved property known as 4008 Sneed Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirrs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 9th day of June, 2003.

SUSAN H. THETFORD, TRUSTEE UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR SALLIE HICKS THETFORD

SUSAN H. THETFORD, TRUSTEE UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR JOHN OVERTON "JAY" THETFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN H. THETFORD, TRUSTEE, UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR SALLIE HICKS THETFORD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2003.

Notary Public

My Commission Expires: 9/24/2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN H. THETFORD, TRUSTEE, UNDER THE SALLIE R. HICKS EDUCATIONAL TRUST FOR JOHN OVERTON "JAY" THETFORD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2003.

Notary Public

My Commission Expires: 9/24/2005