PICK-UP

Davidson County DEEDWARR
Recvd: 02/24/04 08:41 2pgs
Fees:13.00 Taxes:3367.00
20040224-0020563

GENERAL WARRANTY DEED

FROM: Susan Thetford and
Hugh Nelson Partnership,
Grantor

This instrument was prepared by:
Warren H. Wild, Jr.
Stites & Harbison, PLLC
Suite 1800, 424 Church Street
Nashville, Tennessee 37219

TO: Warren H. Wild, Jr. and wife,
Dianne B. Wild, Grantees

Address New Owners as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Warren H. Wild, Jr. and wife, Dianne B. Wild 4008 Sneed Road Nashville, TN 37215	Same	116-16-0-105

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Hundred Ten Thousand and No/100 Dollars ($910,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of February, 2004.

DEBORAH A. HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/30/2007

My Commission Expires MAY 30, 2007

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Ten Thousand and No/100 Dollars ($910,000.00), the receipt and sufficiency of which are hereby acknowledged, SUSAN THETFORD AND HUGH NELSON PARTNERSHIP ("Grantor"), a Tennessee general partnership composed of Susan Thetford and Hugh Nelson, has bargained and sold, and by these presents transfers and conveys unto WARREN H. WILD, JR. AND WIFE, DIANNE B. WILD ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described below (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Part One, Wallace Subdivision, 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 Thetford and Hugh Nelson Partnership, by deed of record as Instrument No. 20030610-0079759, said Register's Office.

The Property is improved property known as 4008 Sneed Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth below:

1. The lien for 2004 Davidson County taxes, not yet due and payable. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute.

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

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

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above, to which this conveyance is expressly made subject.

Witness my hand this 23rd day of February, 2004.

SUSAN THETFORD AND
HUGH NELSON PARTNERSHIP

By: _____
Susan Thetford, general partner

By: _____
Hugh Nelson, general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah A. Hughes, a Notary Public of said County and State, personally appeared Susan Thetford and Hugh Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole general partners of SUSAN THETFORD AND HUGH NELSON PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that they as such general partners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of February, 2004.

_____
Notary Public

My Commission Expires: 5/30/2007

DEBORAH A. HUGHES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007