RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42915

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/04 13:52 2pgs
Fees:13.00 Taxes:1476.12

20040517-0057520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2004

Notary Public

MY COMMISSION EXPIRES: 3-25-06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Thetford	SAME	115-4-38
723 Greeley Drive		
Nashville, TN, 37205		

FOR AND IN 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, I/WE,

Bonnie M. Small, married and Frances M. Prince, unmarried

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

Susan Thetford, married

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:

Being Lot No. 256 on the Plan of Hillwood Estates, Section X, as of record in Book 2331, pages 95 and 96, Register's Office for said County, as follows:

Beginning at a point in the southwesterly margin of Greeley Drive at the corner of Lots Nos. 255 and 256; thence with the line between said lots, southwesterly 300 feet to a point; thence southeasterly 205 feet to the northwesterly margin of Georgetown Road; thence with the margin of the same, northeasterly 275.34 feet to the beginning of a curve; thence around said curve, northerly 38.9 feet to the margin of Greeley Drive; thence with the margin of the same, northwesterly 180.34 feet to the point of beginning.

Being the same property conveyed to Bonnie M. Small and Frances M. Prince, each owning an undivided fifty percent (50%) interest as tenants in common, by Executor's Deed from Nathan Magid, Executor of the Estate of Esther L. Magid, of record in Instrument No.: 20030813-0116651, Register's Office for Davidson County, Tennessee.

This property is not the residence of Grantor nor has it ever been the residence of any spouse of said Grantor.

Unimproved ( )
This is improved (X) property known as 723 Greeley Drive, Nashville, TN 37205

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/our hand(s) this 12th day of May, 2004

Bonnie M. Small

Frances M. Prince

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Bonnie M. Small and Frances M. Prince, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2004

Notary Public

My Commission Expires: 3/25/06

