Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20061207-0151639

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

(CONVEYANCE OF PARTIAL INTEREST)

QUITCLAIM DEED

FROM: WILLIAM B. THETFORD)
AND WIFE, MARTHA THETFORD)
)
)
TO: JOHN M. THETFORD)
)
)
)
)
)
)
)
)
)

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $0.

John M. Thetford
Affiant

Subscribed and sworn to before me this 30 day of November, 2006.

Notary Public

5/24/08
Commission Expiration Date

THOMAS S. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
JOHN M. THETFORD **5025 HILLSBORO PIKE** **UNIT E6** **NASHVILLE, TN 37215**	**FIFTH THIRD MORTGAGE, CO.** **3800 FOUNTAIN SQUARE PLAZA** **CINCINNATI, OHIO 45262**	**131-1-D-38CO**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of creating a fee simple estate in John M. Thetford, I William B. Thetford and wife, Martha Thetford, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto John M. Thetford, his successors and assigns, their entire right, title and interest consisting of a ninety-nine (99%) percent undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 38 also known as Unit No. 6-E of Georgetown Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Record in Book 5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Unit's appurtenant undivided interest in general and limited common elements of the property belonging to the Condominium Association.

Being the same property conveyed to William B. Thetford and wife, Martha Thetford by deed from Martha J. Francis, unmarried of record as Instrument Number 20040426-004719 said Register's Office, the Thetfords having subsequently conveyed their entire interest in the property by Quitclaim Deed recorded as Instrument Number 20040603-0065023 to Michael J. Philbin, Trustee, who, in the same Quitclaim Deed reconveyed to Mr. and Mrs. Thetford a ninety-nine (99%) percent undivided interest, and a one (1%) percent undivided interest to the Thetford's son, John M. Thetford, the grantee named herein, as Tenants in Common without right to survivorship.

This is improved property known as 5025 Hillsboro Pike Unit E6, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 30th day of November, 2006.

William B. Thetford

Martha 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 William B. Thetford and wife, Martha Thetford, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2006.

Notary Public

5/24/08
Commission Expiration Date

Thomas S. Hill
Printed Name of Notary

THOMAS S. HILL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN