BOOK 10618 PG 235

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00

Melissa A. Penry
Affiant

Subscribed and sworn to before me, this 22nd day of September 1997

Notary Public

My Commission Expires: 11, 22, 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MELISSA A. PENRY 1214 Stratford Avenue Nashville, Tennessee 37216	STANDARD FEDERAL BANK 2600 W. Big Beaver Road Troy, Michigan 48084	MAP 72-3 PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND AND NO/100---------- ---------- ($ 86,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , NINA E. FITZGERALD, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MELISSA A. PENRY, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 239 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nina E. Fitzgerald, unmarried, by deed from Jerry G. Marable and wife, Kathy L. Marable, of record in Book 8804, page 854, Register's Office for Davidson County, Tennessee.

0351405 IDENTIF. ← REFERENCE

97 SEP 23 AM 10:14 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

1704 09/23 0101 03CHECK 327.20

This is improved property known as 1214 Stratford Avenue, Nashville, Tennessee 37216

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332 , page 101 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___, her ___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her ___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 22nd day of September, 19 97.

Nina E. Fitzgerald
NINA E. FITZGERALD

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 NINA E. FITZGERALD, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 19 97.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 86000.00	
			CON TX 318.20	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 327.20	
			CHECK 327.20	
09/23/97	01	10:13 0001	1704	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351405
IDENTIF. & REFERENCE

97 SEP 23 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201101