47

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,780.00

Wanda Y. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 98

Bertie Jo Whitaker
Notary Public Bertie Jo Whitaker

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Y. Ford (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP NO. 33-8
324 Janette Avenue (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCEL NO. 123
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James H. Detlefsen and wife, Teresa Detlefsen and James Cory Detlefsen, Unmarried and April Detlefsen

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

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. 333 on the Plan of Gatewood, Section 3, as of record in Book 4175, pages 49 and 50, Register's Office for Davidson County, Tennessee.

Said Lot fronts 74 feet on the southeasterly side of Janette Avenue and extends back 173.8 feet on the northeasterly line and 177.2 feet on the southwesterly line to a dead line and measures 74.05 feet thereon.

Being the same property conveyed to James H. Detlefsen and wife, Sandra Delefsen by deed from Jones Homes, Inc., of record in Book 4434, Page 35, Register's Office for said County. The said James H. Detlefsen and Sandra Detlefsen having since divorced. Being the same property conveyed to James H. Detlefsen, Sandra Detlefsen, James Cory Detlefsen and April Detlefsen, all conveyed 1/4 interest each pursuant to final decree, docket #93529 in the Fourth Circuit Court for Davidson County, Tennessee and recorded in Book 7016, Page 592, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed 1/4 interest to James H. Detlefsen by quitclaim deed from Sandra Detlefsen, Unmarried, of record in Book 5661, page 902, Register's Office for Davidson County, Tennessee.

Teresa A. Detlefsen joins in this conveyance for the purpose of conveying any right, title and interest in and to said property, marital or otherwise.

THE GRANTORS HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF JAMES H. DETLEFSEN AND WIFE, TERESA DETLEFSEN, JAMES CORY DETLEFSEN AND APRIL DETLEFSEN.

unimproved ( )
This is improved (X) property, known as 324 Janette Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 30th day of July 19 98

James H. Detlefsen

Teresa Detlefsen

James Cory Detlefsen, Unmarried

April Detlefsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Detlefsen and wife, Teresa Detlefsen and James Cory Detlefsen, Unmarried and April Detlefsen

the bargainor s, 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 at Goodlettsville, Tennessee, this 30th day of July, 1998.

Commission expires 11-27-99

Notary Public
Bertie Jo Whitaker

STATE OF TENNESSEE
COUNTY OF

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(s) 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 _____.

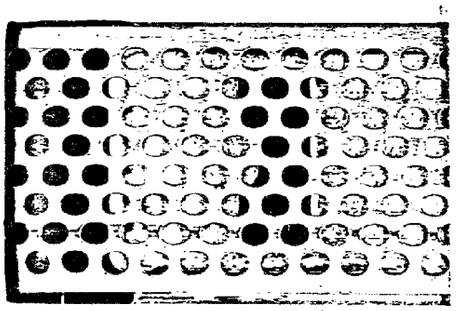
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON C

04707142
IDENTIF. & REFERENCE
98 AUG -4 PM 2:54
REGISTER
DAVIDSON COUNTY, TN.
2393 08/04 0101 03CHECK 335.49



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

RECEIVED OF _____

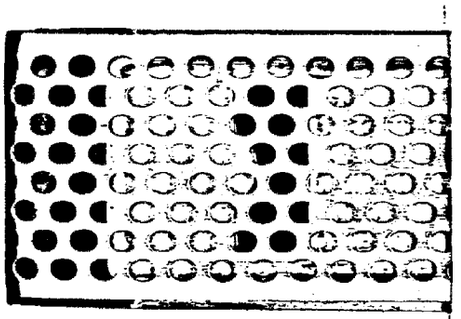
FOR _____

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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	87700.00
			CON TX	324.49
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	335.49
			CHECK	335.49
08/04/98	01	14:55	0001	2393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0470742
IDENTIF. # REFERENCE

98 AUG -4 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1327990