FORM NO WD-1

BOOK 11538 PAGE 429

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE 1999

Notary Public

MY COMMISSION EXPIRES 5-26-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHARON K. NELSON (NAME)	STANDARD FEDERAL BANK (NAME)	103-8-237
3915 CAMBRIDGE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	777 EAST EISENHOWER PARKWAY #700 (STREET ADDRESS)	26W 870
NASHVILLE, TN 37205 (CITY) (STATE) (PO ZIP)	ANN ARBOR, MI 48108 (CITY) (STATE) (ZIP)	

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, WE **PEGGY KINSLOW AND DOROTHY WOODARD, ak/a PEGGY J. KINSLOW and DOROTHY M. WOODARD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHARON K. NELSON, UNMARRIED

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:

Land in Davidson County, Tennessee, being Lot NO. 13, Block H, on the Plan of Cherokee Park, Section 2, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the southerly side of Cambridge Avenue and runs back 128 feet on the westerly line and 132.67 feet on the easterly line to a dead line, measuring 60.18 feet thereon.

Being the same property conveyed to Edna D. Morris and Ona L. Forte and to the survivor of them, it being the express intention to create a survivorship estate, by Deed from Eunice C. Miller, a widow of record in Book 4209, Page 127, Register's Office for Davidson County, Tennessee. Edna D. Morris having since died, leaving property vested in Ona L. Forte. Ona L. Forte having since died on June 11, 1998. Last Will and Testament of Ona L. Forte probated in Probate Court for Davidson County, Tennessee, Case # 98P1069, giving fee simple interest to Peggy Kinslow and Dorothy Woodard.

2904 06/22 0101 03CHECK 492.00

unimproved ( ) This is improved (X) property, known as **3915 Cambridge Avenue, Nashville, Tennessee 37205**
(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 14th day of JUNE, 1999

PEGGY KINSLOW

DOROTHY WOODARD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PEGGY KINSLOW a/k/a PEGGY J. KINSLOW

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 at Nashville, Tennessee, this 14th day of JUNE, 19 99

Notary Public

Commission Expires 5/26/02

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

06027761

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:23

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of June, 1999, before me personally appeared PEGGY J. KINSLOW, to be known to be the person who executed the foregoing instrument in behalf of DOROTHY WOODARD a/k/a DOROTHY M. WOODARD, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said DOROTHY WOODARD a/k/a DOROTHY M. WOODARD, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 5/26/02

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0602761

IDENTIFICATION REFERENCE

99 JUN 22 PM 2:23

CAMT
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

06/22/99 01 14:28 0001 2904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481448