ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GARY PRESTON et ux	FIDELITY FEDERAL SAVINGS & LOAN ASSN.	130-1-16
(NAME)	(NAME)	
108 Keyway Drive	401 Union Street	8DZ-75125
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5755 PAGE 113

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

SAM LEE COOK III and wife, MILDRED JOYNER COOK,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said GARY PRESTON and wife, GAIL B. PRESTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 60 on the Plan of West Meade Farms, Section III, as of record at Book 1835, page 4, Register's Office for said County.

Said part of Lot No. 60 fronts 100.0 feet on the northerly margin of Keyway Drive, and extends back 151.9 feet on the westerly line, and 149.6 feet on the easterly line, to a line on the rear on which it measures 104.00 feet.

Being part of the same property conveyed to Sam Lee Cook III and wife, Mildred Joyner Cook by deed from Irene N. Fisher of record in Book 4838, page 210, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $30,150.00 secured and evidenced by deed of trust of record in Book 4838, page 212, Register's Office for Davidson County, Tennessee, in favor of Fidelity Federal Savings & Loan Association, and further that all title and interest in the escrow account held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record at Book 1851, page 258 and to the limitations shown on the Plan of record at Book 1835, page 4, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which the Grantees assume in full.

~~XXXXXXXXXXXXX~~

This is improved(XXX) property, known as 108 Keyway Drive, Nashville, Tennessee 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of June, 19 81.

SAM LEE COOK III

Mildred Joyner Cook
MILDRED JOYNER COOK

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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 SAM LEE COOK III and wife, MILDRED JOYNER COOK

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 67,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 9th day of June, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by: Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215	
Name	Address

RUSH

G.4.5.3 5 6

WARRANTY DEED - DEED

FROM

SAM LEE COOK III and wife,

MILDRED JOYNER COOK

TO

GARY PRESTON and wife,

GAIL B. PRESTON

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
JUN 9 2 18 PM

IDENTIF. REFERENCE

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5755 PAGE 115

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
			67250.00- CO	
			174.72 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 131.22-	
0105AC6/09/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64536

T
IDENTIF. REFERENCE

JUN 9 2 18 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826235