G#3969
Loan# 116002-4

Box 14

THIS INSTRUMENT PREPARED BY:
W. WARNER McNEILLY, III
18th Floor, First American Center
315 Deaderick Street, Box 110
Nashville, Tennessee 38238-0110

WARRANTY DEED

BOOK 7264 PAGE 524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PRESTON H. QUIRK and wife, JOYCE S. QUIRK 2801 Blair Blvd. Nashville, Tennessee 37212	~~SAME~~ Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219	Map: 104-11 Par: 221 24W-08510

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,500.00.

PRESTON H. QUIRK

JOYCE S. QUIRK

SUBSCRIBED AND SWORN to before me this 5th day of June, 1987.

NOTARY PUBLIC

My Commission Expires:

10/24/88

35092

IDENTIFICATION REFERENCE

JUN 10 2 45 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-five Thousand, Five Hundred Dollars ($125,500.00), the receipt of which is hereby acknowledged, the Estate of Mrs. Ann Jewell (John W. Jewell, Executor), hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto PRESTON H. QUIRK and wife, JOYCE S. QUIRK, hereinafter "GRANTEES", their heirs and assigns, certain real estate as follows:

Land in Davidson County, Tennessee, being part of Lots Nos 29 and 30 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Blair Boulevard, said point being 80 feet East of the intersection of the first alley West of Westmoreland Drive;

Thence with the margin of Blair Boulevard easterly 102 feet to the beginning of a curve;

Thence along said curve, southeasterly 64 feet to the westerly

margin of Westmoreland Drive;

Thence with the margin of same, southwesterly 110 feet to a point at the northeast corner of the lot conveyed to Martin Construction Company by deed from A.S. Oliver, of record in Book 1810, page 283, Register's Office for Davidson County, Tennessee;

Thence with said Construction Company's line North 66 deg. 38' West 111.7 feet to a point;

Thence northerly 99 feet to the South margin of Blair Boulevard, the point of beginning.

Being the same property conveyed to Willard Brownell Jewell and wife, Ann Hennessey Jewell by deed from Edna Foster, unmarried of record in Book 3157, page 581, Register's Office of Davidson County, Tennessee.

The said Willard Brownell Jewell and wife, Ann Hennessey Jewell having since died, he having predeceased her, and she having died testate. Under the Will of Mrs. Ann Jewell, of record in Will Book 157, page 464, Probate Court of Davidson County, Tennessee, John W. Jewell, as executor of the Estate was given the power to sell the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEES.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS its hands this 5TH day of June, 1987.

THE ESTATE OF MRS. ANN JEWELL

By: John W. Jewell Executor
JOHN W. JEWELL, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Jewell, Executor of the Estate of Mrs. Ann Jewell, the within named bargainor, 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 Nashville, Tennessee, this 5th day of June, 1987.

Janet A. Weiss
NOTARY PUBLIC

My Commission Expires:
10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 7264 PAGE 526

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
			12550.00- CASH	
			351.40 STATE	
			.50 RECD	
			6.00 ADDTN	
			CHECK 357.90-	
7722A06/10/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3509 2

IDENTIFI REFERENCE

JUN 10 2 45 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92055