BOOK 8170 PG 200

FORM NO. WD-1

STATE OF TENNESSEE,
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES: 3-11-94
(AFFIX SEAL)

File # 28220

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
GAIL. E PRESTON (NAME)	SouthTrust Bank of Middle Tennessee (NAME)	MAP 104-2
117 30th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	1801 West End Avenue (STREET ADDRESS)	PARCEL 336
Nashville, Tn 37203 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37202-51503 (CITY) (STATE) (ZIP)	21W 11790

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, JAMES A. KIRTLAND and wife GEORGIA A. KIRTLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAIL. E PRESTON and husband GARY W. PRESTON , 50% interest and MARK W. COOK, unmarried, 50% interest

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. 12 on the map of Henry George's Subdivision of part of Lot No. 56, Boyd's Cockrill Spring Tract, as of record in Book 161, Page 171, Register's Office for said County.

SAID Lot No. 12 fronts 50' on the westerly side of 30th Avenue South, formerly Parker Street, and runs back between parallel lines 128', more or less, to a dead line.

47.7.56

IDENTIFICATION REFERENCE

AUG 7 2 40 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

7948 08/07 0101 03CHECK 416.20

BEING the same property conveyed to James A. Kirtland and wife Georgia A. Kirtland by deed from R.R. Manning, Executor, of record in Book 3886, Page 5, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 117 30th Avenue South, Nashville, Tn 37203
(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 their hand s this 27th day of July, 19 90

James A. Kirtland
JAMES A. KIRTLAND

Georgia A. Kirtland
GEORGIA A. KIRTLAND

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 8170 PAGE 237, a Notary Public in and for said County and State, the within named JAMES A. KIRTLAND and wife GEORGIA A. KIRTLAND

the bargainors, 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 27th day of July, 1990.

Commission Expires 2/11/91

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

~~JAMES A. KIRTLAND~~

TO

~~GEORGIA A. KIRTLAND~~

~~GAIL E PRESTON~~

~~GARY W. PRESTON~~

Saturn & Mazer, Attorneys
Row 1
Box 7

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK **8170** PAGE **238**

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



	CAMT
	124000.00
CON TX	409.20
PRFEE	1.00
WDEED	6.00
TOTAL	416.20
CHECK	416.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



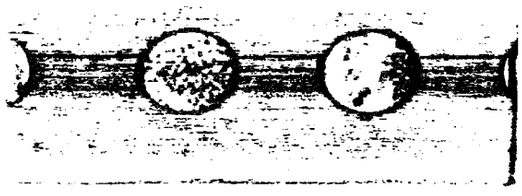
4 7 7 5 6

IDENTIFI REFERENCE

AUG 7 2 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

08/07/90 01 14:45 0001 7948



No. 344406