FORM NO. WD-1

BOOK 8236 PAGE 22

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,100.00

Jacqueline Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 1990

Notary Public

MY COMMISSION EXPIRES: ~~(AFFIX SEAL)~~ Aug. 1993

THIS INSTRUMENT WAS PREPARED BY BRYAN & MARETT ATTORNEYS
WILLIAM J. MARETT, JR., 211 Third Avenue North, Nashville, TN 37201, 615/256-2111
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James Anthony Preston and wife Jacqueline Preston (NAME)	SAME (NAME)	11-W-02770
2601 Alameda Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	092-02-0-198.00
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF one DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE BETTY CLENDENNING PRESTON, ANN CLENDENNING DUNN, EVELYN CLENDENNING ADKINS, KAREN CLENDENNING and RYCKE CLENDENNING STARKS being all of the lawful heirs of JAMES CLENDENNING, deceased and RUBY CLENDENNING, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ANTHONY PRESTON and wife JACQUELINE PRESTON

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 #109 on the Map of the subdivision of the Heffernan Place, as of Record in Book 1361, page 138, of the Register's Office for Davidson County, Tennessee. Said lot #109 fronts 50 ft. on the southerly side of Alameda Street and runs back between parallel lines 140 ft. to an alley. Said lot runs back with the westerly margin of 26th Avenue North, formally Theresa Avenue, and is a part of block #6.

Said property being the same property conveyed to RUBY CLENDENNING and husband JAMES CLENDENNING by deed of Record in Book 1014, page 17 of Register's Office for Davidson County, Tennessee. The said JAMES CLENDENNING and wife RUBY CLENDENNING have since died. The said BETTY CLENDENNING PRESTON, ANN CLENDENNING DUNN, EVELYN CLENDENNING ADKINS are the children of JAMES and RUBY CLENDENNING. Said KAREN CLENDENNING and RYCKE CLENDENNING STARKS are the heirs of JAMES CLENDENNING, JR., deceased; said grantors consisting of all of the lawful heirs of JAMES CLENDENNING and RUBY CLENDENNING.

This is ( ) unimproved (X) improved property, known as 2601 Alameda Street (House Number) (Street) Nashville, TN 37208 (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 hands this 10th day of November, 19 90

Betty Clendenning Preston
BETTY CLENDENNING PRESTON

Ann Clendenning Dunn
ANN CLENDENNING DUNN

Evelyn Clendenning Adkins
EVELYN CLENDENNING ADKINS

Rycke Clendenning Starks
RYCKE CLENDENNING STARKS

X Karen Clendenning
KAREN CLENDENNING

BOOK 8236 PAGE 23

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert Martin, a Notary Public in and for said County and State, the within named BETTY CLENDENNING PRESTON, ANN CLENDENNING DUNN, EVELYN CLENDENNING ADKINS and RYCKE CLENDENNING STARKS

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 Nashville, Tennessee, this 10th day of November, 19 90.

Commission Expires 1/24/93

Robert Martin Notary Public

STATE OF CALIFORNIA)
COUNTY OF LA)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named **KAREN CLENDENNING**, 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 LOS ANGELES, California, this 14 day of OCT, 1990.

Notary Public

My Commission Expires: _____

WARRANTY DEED

FROM

BETTY CLENDENNING PRESTON, ANN CLENDENNING DUNN, EVELYN CLENDENNING ADKINS, KAREN CLENDENNING and RYCKE CLENDENNING STARKS

TO

JAMES ANTHONY PRESTON and wife JACQUELINE PRESTON

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

IDENTIF. REFERENCE

7 1 8 8 3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
Nov 13 12 28 PM '90

6479 11/13 0101 03CHECK 37.03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8236 PAGE 24

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	9100.00
CON TX	30.03
PRFEE	1.00
WDEED	6.00
TOTAL	37.03
CHECK	37.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/13/90 01 12:28 0001 6479

7 1 8 8 3

IDENTIF. T REFERENCE

Nov 13 12 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372517