WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Dan T. Duer and wife, Janie G. Duer 375 Wimpole Drive Nashville, TN 37211	Same	Map 150-5 Parcel 290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

James E. Preston
Affiant

Subscribed and sworn to before me this 12 day of February, 1993.

Roberta Louise Gregory
Notary Public

My Commission Expires:

July 21, 1996

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, James Edward Preston and wife, Betty Jean Preston, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Dan T. Duer and wife, Janie G. Duer, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to wit:

Being Lot No. 1 on the Plan of Cherry Hills, Section #9 as of record on Plat Book number 4660, pate 129, Register's Office, Davidson County, Tennessee. Said Lot fronting 74.9 feet on Anderson Road, being 135 feet on the westerly line; 134.98 feet on the easterly line, with the back line being 79.99 feet.

Being the same property conveyed to James Edward Preston and wife, Betty Jean Preston, by deed from Arlington Company, a Partnership of John D. Owen, Jr., Marguerite M. Owen, John D. Owen, III and Suzanne Owen of record in Book 6674, page 784, Register's Office for Davidson County, Tennessee.

This conveyance made subject to all restrictions and easements of record in Book 4862, page 670, Register's Office for Davidson County, Tennessee.

This is improved property known as 3041 Anderson Road, Nashville, Tennessee.

927.32

IDENTIFICATION REFERENCE

FEB 16 1 38 PM '93

LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of 1993 taxes which Grantees assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 12 day of February, 1993.

James Edward Preston

Betty Jean Preston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

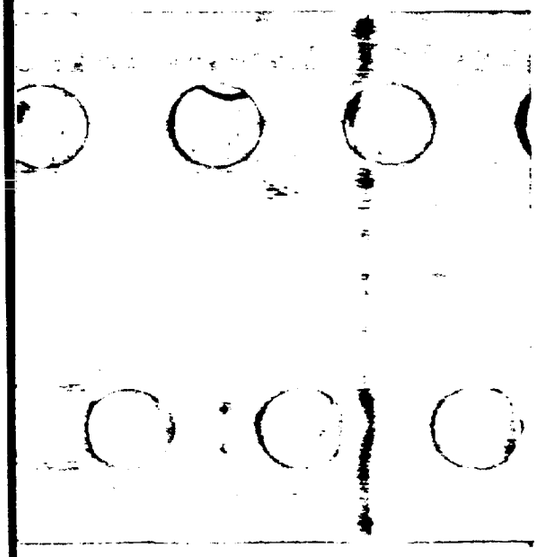
On this 12 day of February, 1993, before me personally appeared James Edward Preston and wife, Betty Jean Preston, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 12 day of February, 1993.

Notary Public

My Commission Expires: July 21, 1996

4052 02/16 0101 03CHECK 60.80





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8866 PAGE 72

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
				CAMT 14000.00
				CON TX 51.80
				PRFEE 1.00
				MDEED 8.00
				TOTAL 60.80
				CHECK 60.80
			02/16/93 01	13:37 0001 4052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9273.32

IDENTIFI REFERENCE

FEB 16 1 38 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621689