BOOK 9205 PAGE 199

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER 19 93

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

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
JAMES RYDER PRESTON et al (NAME)	Leader Federal Bank for Savings (NAME)	61-15-380
1215 Stratford Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	15DZ 7715
Nashville, TN. 37216 (CITY) (STATE) (P.O. ZIP)	Memphis, Tn. 38101 (CITY) (STATE) (ZIP)	

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, I, CHARLES F. DURLAND, a/k/a CHARLES F. DURLAND, JR., An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES RYDER PRESTON and BEVERLY R. RHODEN,

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 the easterly 57.4 feet on the westerly 107.4 feet of Lot No. 268 and the easterly 57.4 feet of the westerly 107.4 feet of the southerly 35 feet of Lot No. 269 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lots 268 and 269 fronts 57.4 feet on the northerly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Charles F. Durland, Jr., and wife, Myra Beth Durland by deed from Huston E. Foster and wife, Reita W. Foster of record in Book 4792, page 128, Register's Office for Davidson County, Tennessee and the same property conveyed to Charles F. Durland by Quitclaim Deed from Myra Beth Durland of record in Book 5450, page 368, Register's Office for Davidson County, Tennessee.

02503

IDENTIFICATION REFERENCE

93 DEC 30 PM 2:28

DAVIDSON COUNTY, TN.

( ) Unimproved
(X) This is improved property known as 1215 Stratford Avenue, Nashville, Tennessee 37216
(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 my hand this 27th day of December, 19 93

Charles F Durland Jr

CHARLES F. DURLAND, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES F. DURLAND, a/k/a CHARLES F. DURLAND, JR., An Unmarried Person,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 19 95

Commission Expires 5-24-97

Rebecca L. Gulbank
Notary Public

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

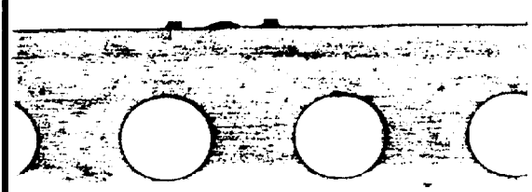
Commission Expires _____

WARRANTY DEED

FROM

TO

0308 12/30 0101 03CHECK 273.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9205 PAGE 201

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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/93 01 14:29 0001 0308

02503
IDENTIF. & REFERENCE

93 DEC 30 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 740239