B.X15
K.M.O

BOOK 9233 PAGE 611

This instrument prepared by:
Claiborne K. McLemore III
Kemper, McLemore & Ockerman
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201-1935

94 FEB -2 PM 3:28
DAVIDSON COUNTY, TN

14264

IDENTIFICATION REFERENCE

Address New Owner:
117 30th Avenue South
Nashville, TN 37212

Send Tax Bills To:
William W. McInnes
116 30th Avenue South
Nashville, TN 37212

Map: 104 2
Parcel: 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, GAIL E. PRESTON and GARY W. PRESTON, 50% interest and MARK W. COOK, 50% interest (collectively the "Grantor") has this day bargained and sold, and does hereby transfer and convey to WILLIAM W. MCINNES (the "Grantee"), his heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 117 30th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns forever.

AND Grantor jointly and severally covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 1994.

Gail E. Preston
GAIL E. PRESTON

Gary W. Preston by Gail E. Preston
GARY W. PRESTON

Mark W. Cook by Gail E. Preston
MARK W. COOK

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GAIL E. PRESTON, 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 seal at office in Nashville, Tennessee, this 31st day of January, 1994.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 7/26/96

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAIL E. PRESTON, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Gary W. Preston, the bargainor, and acknowledged that she executed the same as the free act and deed of said Gary W. Preston for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of January, 1994.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 7/26/96

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GAIL E. PRESTON, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Mark W. Cook, the bargainor, and acknowledged that she executed the same as the free act and deed of said Mark W. Cook for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31st day of January, 1994.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 7/26/96

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me,
this 31st day of January, 1994.

Theodora P. Wilkins
Notary Public
My Commission expires: 7/26/96
b:\bdr2eyp

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Henry George's Subdivision of part of Lot No. 56, Boyd's Cockrill Spring Tract, of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

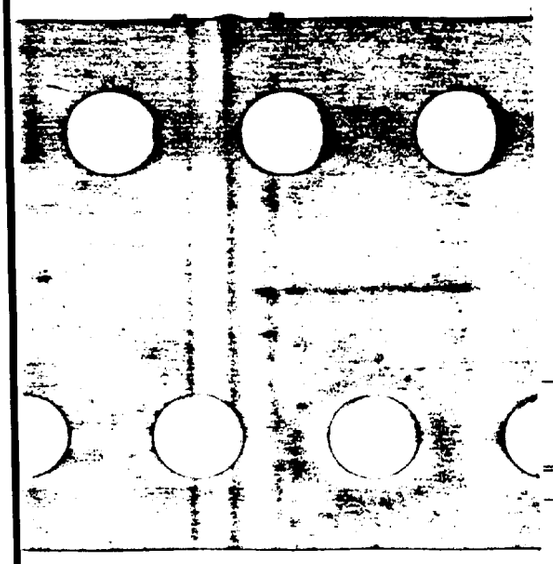
Said Lot No. 12 fronts 50 feet on the westerly side of 30th Avenue, South, formerly Parker Street, and runs back between parallel lines 128 feet, more or less, to a dead line.

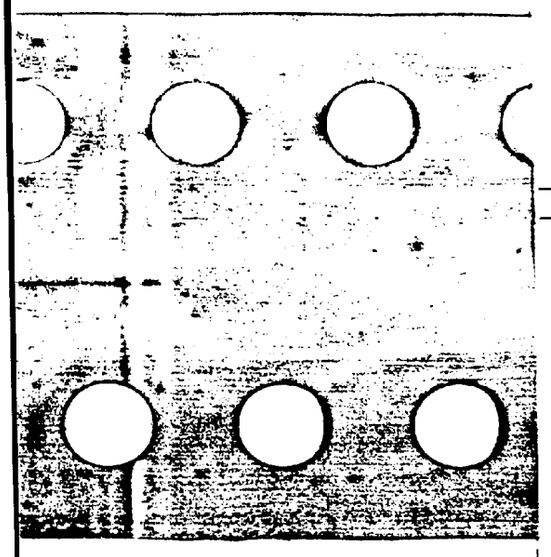
Being the same property conveyed to Gail E. Preston and husband, Gary W. Preston, 50% interest, and Mark W. Cook, 50% interest, by deed from James A Kirtland and wife, Georgia A. Kirtland, of record in Book 8170, page 236, Register's Office for Davidson County, Tennessee. Gail E. Preston, Gary W. Preston and Mark W. Cook are now single persons.

This property is subject to:

1. 1994 property taxes, a lien but not yet due and payable.

1788 02/02 0101 03CHECK 438.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9239 PAGE 614

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
ROTHC BANK 438.50
CHECK 438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 15:27 0001 1788

14264
IDENTIF. & REFERENCE

94 FEB -2 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.752775