BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $154,000.00. x _____ **AFFIANT** Subscribed and sworn to before me, this 2nd day of November, 1994. _____ Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Gail Preston 220 Page Road Nashville, TN 37215	SAME	130-9-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILBERT N. SMITH, TRUSTEE**, with full power to sell, mortgage and convey without joinder of any beneficiary, under a certain trust agreement dated December 31, 1980, wherein Adele Y. Smith is the grantor and Fleming W. Smith, III, the beneficiary, as to an undivided one-third (1/3) interest, **GILBERT N. SMITH, TRUSTEE**, with full power to sell, mortgage and convey without joinder of any beneficiary, under a certain trust agreement dated December 31, 1980, wherein Adele Y. Smith is the grantor and Jennifer Patricia Smith, the beneficiary, as to an undivided one-third (1/3) interest, **GILBERT N. SMITH, TRUSTEE**, with full power to sell, mortgage and convey without joinder of any beneficiary, under a certain trust agreement dated December 31, 1980, wherein Adele Y. Smith is the grantor and Allison Youngberg Smith, the beneficiary, as to an undivided one-third (1/3) interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GAIL PRESTON,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of Block No. 5 on the Plan of Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Fleming W. Smith, Jr., and wife, Judith H. Smith by deed from John Henry Miles and wife, Nancy B. Miles, of record in Book 5174, page 479, Register's Office for Davidson County, Tennessee and being the same property conveyed to Gilbert N. Smith, Trustee by quitclaim from Fleming W. Smith, Jr. and wife, Judith H. Smith, of record in Book 6254, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Rights and privilege of making water connections and charging a pumping fee therefor as contained in an agreement between Belle Meade Company and Belle Meade Land Company, of record in Book 722, page 547, Register's Office for said County.

2. Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances of record in Book 6273, page 682, Register's Office for said County.

Fleming W. Smith, III, Jennifer Patricia Smith and Allison Youngberg Smith, being the sole respective beneficiaries under the above described trust join in this instrument for the purpose of consenting to the transfer herein made and instruct the Trustee to complete such transfer.

This is improved property known as 220 Page Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 1 day of November, 1994.

Gilbert N. Smith, Trustee

Fleming W. Smith, III

Jennifer Patricia Smith Farley

Allison Youngberg Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GILBERT N. SMITH, TRUSTEE**, under each of the respective trusts set forth above, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1994.

Notary Public

My Commission Expires: 5-23-98

BOOK 9510 PG 622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FLEMING W. SMITH, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1994.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER PATRICIA SMITH,** ~~with~~ Farley whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of November, 1994.

Linda P. Turner
Notary Public

My Commission Expires: 5/23/98

STATE OF GEORGIA)
COUNTY OF Bartow)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLISON YOUNGBERG SMITH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of November, 1994.

Allison Y Smith
Notary Public

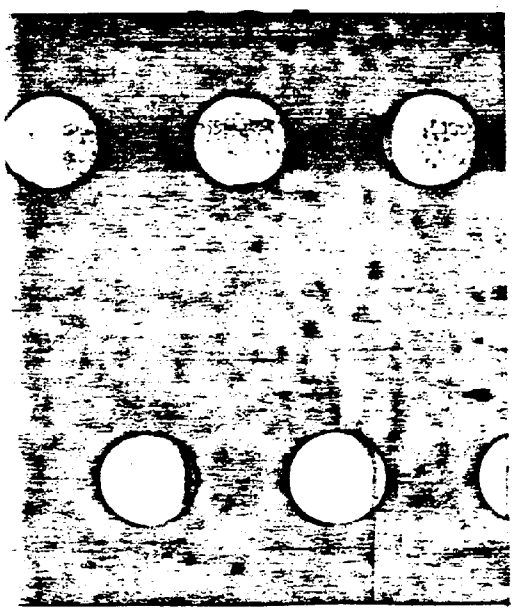
My Commission Expires: 12-19-95

05675
IDENTIF. & REFERENCE

94 NOV -3 AM 10:04
FELIX E. DUNCAN REGISTER
DAVIDSON COUNTY, TN.

4293 11/03 0101 03CHECK 582.80

0020606.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

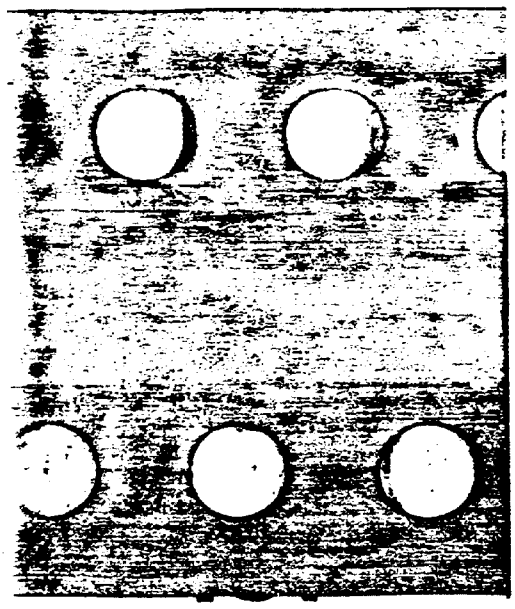
RECEIVED OF _____

FOR _____

BOOK 9510 PG 623

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 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 12.00
TOTAL 582.80
CHECK 582.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 10:05 0001 4293

05675
IDENTIF. ↑ REFERENCE

94 NOV -3 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850582