BOOK 9510 PG 966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00.

Robert H. Gregory
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 1996.

Janice M. Gateley
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PLAT ONLY MEANS
COUNTY OF DAVIDSON DOES NOT GUARANTEE
THIS DOCUMENT SATISFACTORY WHEN RECORDED

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

Mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Robert H. Gregory 1430A SHELTON AVE. NASHVILLE, TN 37216	SAME AS NEW OWNER	61-10-4 & 5 71-10-94

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **MARY HELEN SMITH PRESTON, as the only heir at law of Leslie Everett Smith, a/k/a Leslie E. Smith, deceased,** (the "Grantors") has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT H. GREGORY**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 222 on the Plan of Maplewood Heights, Second Subdivision, as of record in book 547, pages 103 and 104, Register's Office for said County.
Said part of Lot 222 fronts 50 feet on the westerly side of Hudson Avenue and runs back between parallel lines 300 feet to a dead line.
Being the same property conveyed to Leslie E. Smith and Mary Payne Smith by deed from James E. Meadows and Barbara Meadows, of record in Book 3901, page 648, Register's Office, Davidson County, Tennessee. The said Leslie E. Smith died testate on April 9, 1992, predeceased by his wife, Mary Payne Smith, and by his Last Will and Testament probated in the Probate Court of Davidson county, Tennessee under Docket No. 98979, property now vests in Mary Helen Smith Preston as his only heir-at-law.

TRACT 2:
Land in Davidson County, Tennessee, being the southerly half of Lot No. 222 on the Map of Maplewood Heights, Second Subdivision, as of record in book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee.
Said part of said Lot No. 222 fronts 50 feet on the west side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.
Being the same property conveyed to Leslie Smith and wife, Mary Elizabeth Smith, by deed from Zonnie J. Creasey and wife, Mable G. Greasy, of record in book 4891, page 662, Register's Office, Davidson County, Tennessee. The said Leslie Smith died testate on April 9, 1992, predeceased by his wife, Mary Elizabeth Smith, and by his Last Will and Testament filed in Probate Court of Davidson County, Tennessee under Docket No. 98979, property now vests in Mary Helen Smith Preston as his only heir-at-law.

TRACT 3:
Land in Davidson County, Tennessee, being Lot No. 42 in Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn as per plan registered

in Book No. 57 page 126 of the Register's Office for Davidson County, Tennessee.
Said Lot No. 42 fronts 17.2 feet on Vester Street and runs back 150 feet on the west side and 173 feet, more or lesas on the east side to an alley fronting on the alley about 104 feet.
Being the same property conveyed to Leslie Smith, a widow man by deed from David Vaughn, etal, of record in Book 7828, page 156, Register's Office, Davidson County, Tennessee. The said Leslie Smith died testate on April 9, 1992, and by his Last Will and Testament filed in Probate Court of Davidson County, Tennessee under Docket No. 98979, property now vests in Mary Helen Smith Preston as his only heir-at-law.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs 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.

WITNESS my hand this the 31st day of October, 1994.

Mary Helen Smith Preston
MARY HELEN SMITH PRESTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Mary Helen Smith Preston, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 1994.

Deanne M. Cate
NOTARY PUBLIC

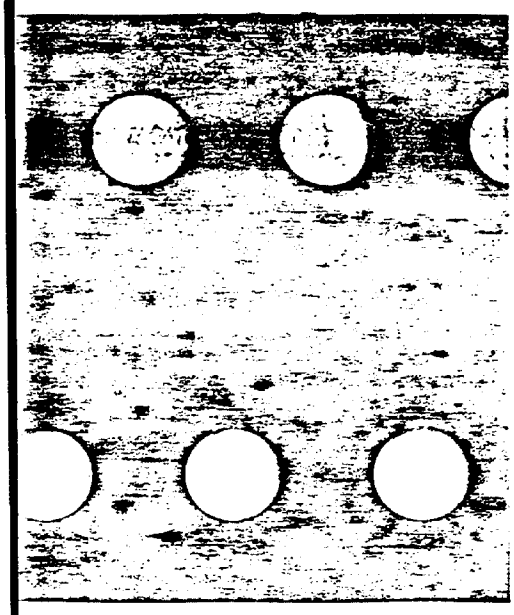
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4/21/96

4407 11/03 0101 03CHECK 103.35

94 NOV -3 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05772
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

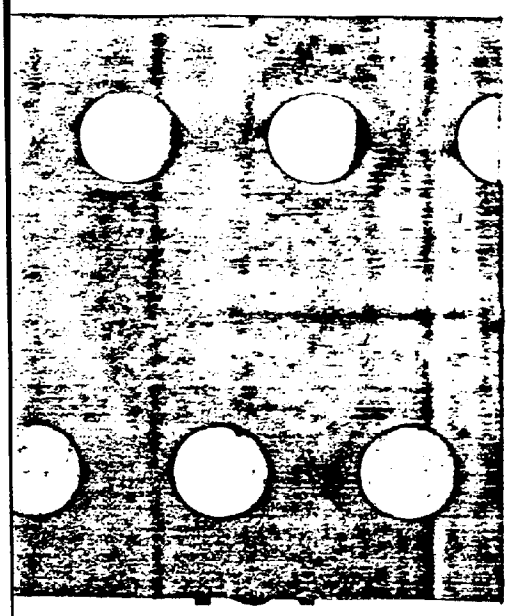
RECEIVED OF _____

FOR _____

BOOK 9510 PG 968

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	25500.00
CON TX	94.35
PRFEE	1.00
WDEED	8.00
TOTAL	103.35
CHECK	103.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 11:13 0001 4407

05772
IDENTIF. ↑ REFERENCE

94 NOV -3 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850696