BOOK 9828 PG 751

BK X 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 19 95

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY W. PRESTON (NAME)	CHEMICAL RESIDENTIAL MORTGAGE (NAME)	131-6-F-13.00
106 ABBEYWOOD DRIVE (ADDRESS)	343 THORNALL STREET (ADDRESS)	07DA-92661
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	EDISON, NJ 08837 (CITY) (STATE) (ZIP)	

FOR AND 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, EDWARD JOHN SMITH AND WIFE, NANCY LEAGUE SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY W. PRESTON AND WIFE, ROBIN HUNTER PRESTON

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 Lot No. 13, on the Plan of Burton Hills, Village of Abbeywood, Tract 21, A Planned Unit Development, of record in Plat Book 6900, page 223, amended in Book 7147, page 423 and Book 7255, page 531, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to EDWARD JOHN SMITH, by deed from Gloria J. Smith, of record in Book 8848, page 481, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of BURTON HILLS, VILLAGE OF ABBEYWOOD, TRACT 21, as said areas are set forth and defined in Restrictions of record in Book 6326, page 588; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; and Book 7146, page 193; Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511; amended in Book 6921, page 214; Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216; Charter of Burton Hills, Village of Abbeywood Association, Inc. of record in Book 7189, page 72; Register's Office for Davidson County,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 106 ABBEYWOOD DRIVE, NASHVILLE, TN 37215
(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 13th day of October, 19 95

EDWARD JOHN SMITH

NANCY LEAGUE SMITH

BOOK 9828PG 752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD JOHN SMITH AND WIFE, NANCY LEAGUE SMITH

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of October 19 95

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____ Notary Public

*** Tennessee, and to which reference is hereby made for more particulars.

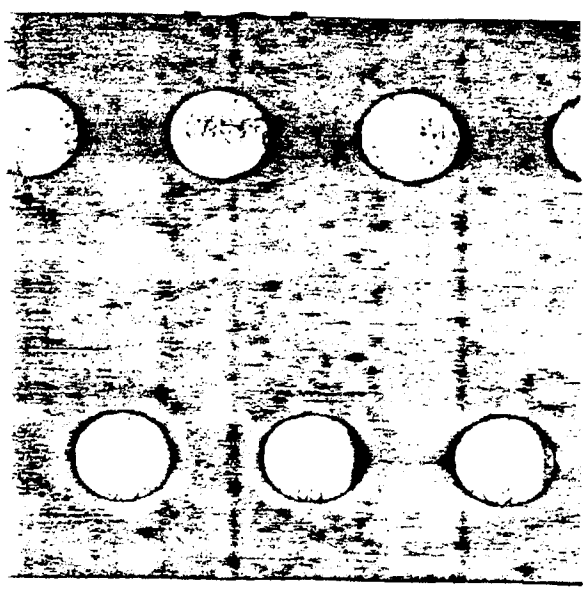
SOURCE OF DESCRIPTION: Survey dated August 7, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

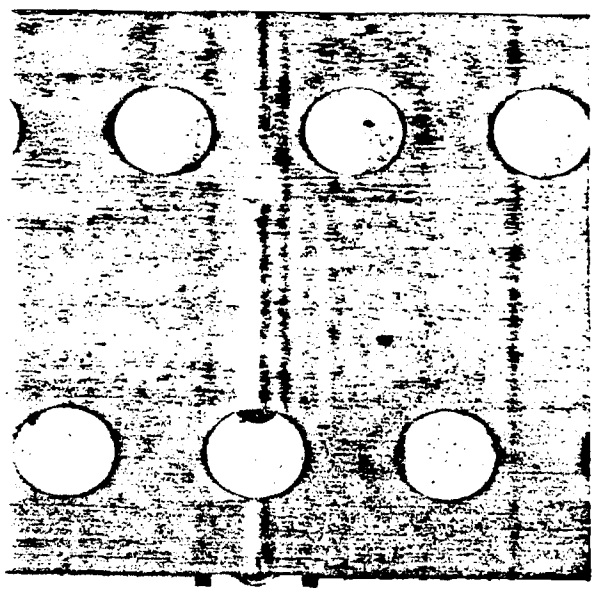
NANCY LEAGUE SMITH, wife of EDWARD JOHN SMITH, joins in to convey any interest she may have by reason of her marital status in subject property.

0112497
IDENTIF. & REFERENCE

95 OCT 16 PM 1:51
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7135 10/16 0101 03CHECK 1559.30





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9828 PG 753

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
419000.00
CON TX 1550.30
PRFEE 1.00
WDEED 8.00
TOTAL 1559.30
CHECK 1559.30
10/16/95 01 13:54 0001 7105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01124497
IDENTIF. & REFERENCE

95 OCT 16 PM 1:5
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 965839