File 13968
File Box 9B
(First Title& Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

FOR 10123 678

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES C. MYERS (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	Map 143-2-A
712 Hickory Trace Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	Parcel 45
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	F.B. 9DZ72972

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, GAIL E. PRESTON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. MYERS AND WIFE, SUSAN JAYNE MYERS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 45 on the Plan of Phase Three Harpeth Trace Estates, as of record in Plat Book 5200, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary W. Preston and wife, Gail E. Preston by deed from John R. Beesley, III, Trustee with full power of record in Book 6790, page 982, said Register's Office. Gary W. Preston and Gail E. Preston have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 93D-852, dated June 30, 1993. Gary W. Preston has since conveyed his interest in said property to Gail E. Preston by quitclaim deed of record in Book 9195, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, and in Book 6274, page 148; (3) Charter of record in Book 5120, page 199, amended in Book 6556, page 694; (4) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892; (5) Agreement of record in Book 5102, page 956; and (6) All matters appearing on the Plan of record in Plat Book 5200, pages 751 thru 753, said Register's Office.

Michael Wales, spouse of Gail E. Preston, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Gail E. Preston.

Michael L. Wales being one and the same as Michael Wales.

This is improved (XX) unimproved ( ) property, known as 712 Hickory Trace Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of July, 19 96

Gail E. Preston
GAIL E. PRESTON

Michael L. Wales
MICHAEL WALES

STATE OF TENNESSEE
COUNTY OF Davidson

10123 679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAIL E. PRESTON AND HUSBAND MICHAEL WALES with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of July 19 96

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

96 JUL 17 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

201,482
[illegible] REFERENCE

6211 07/17 0101 03CHECK 1322.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Susan Jayne Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GAIL E. PRESTON

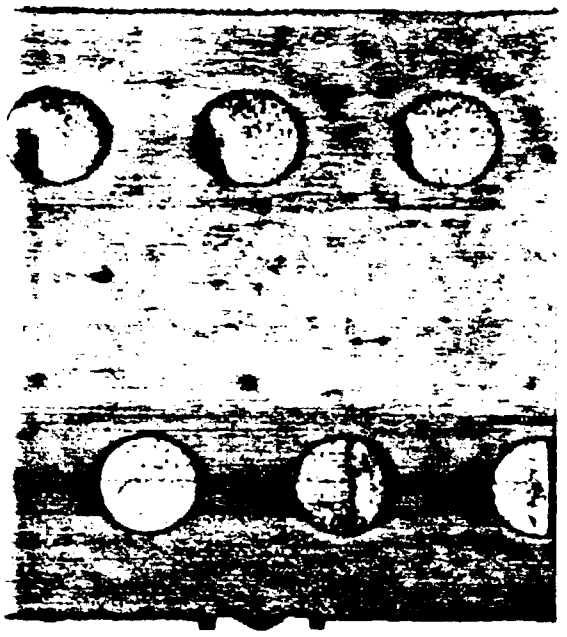
TO

JAMES C. MYERS AND WIFE, SUSAN JAYNE MYERS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10123 PG 680

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	355000.00
			CON TX	1313.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1322.50
			CHECK	1322.50
07/17/96	01		10:42 0001	6211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204482
IDENTIFICATION REFERENCE

96 JUL 17 AM 10:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1063874