This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

BOOK 10586 PG 429

L&L# 4038-2

ADDRESS NEW OWNER:
George Kline Preston, IV
209 Hollywood Street
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **26.05**
GROUP
PARCEL **p/o 101**

WARRANTY DEED

2410 08/29 0101 03CHECK 478.53

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin L. Tate** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **George Kline Preston, IV** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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 Nos. 5, 6 and 7 in Block "1" of the Third Addition of Roscoe Place at Goodlettsville, Tennessee, a plan which is of record in Book 843, page 74, Register's Office for Davidson County, Tennessee. Said Lot Nos. 5, 6 and 7 front 50 feet each on the southerly margin of Hollywood Street, and run back between parallel lines 150 feet to a dead line, and being further described as follows:

Being Lot Two on the Plat of the resubdivision of Lots Five, Six and Seven, Third Addition, Roscoe Place, as of record in Plat Book 8250, page 637, Register's Office for Davidson County, Tennessee, described more precisely as follows:

Lot Two: Beginning at an iron rod on the northern margin of Hollywood Street, said point being the northeast corner of Lot One located 78.00 feet West of the western right-of-way of East Avenue and being the northwest corner of this lot; thence, with the southern margin of Hollywood Street, N. 88 deg. 00' 00" E. 53.00 feet to a monument; thence with a curve to the right, delta of 90 deg. radius of 25.00 feet and a length of 39.27 feet to a monument on the western margin of East Avenue; thence with said road margin S. 02 deg. 00' 00" W. 78.00 feet to an iron rod; thence, E. 02 deg. 00' 00" W. 150.00 feet to the point of beginning, containing 11,565 square feet, more or less; as surveyed by L. Steven Bridges, Jr., RLS #1740 of Land Surveying and Consulting, Maple Glen Suite Eleven, 313 East Main Street, Hendersonville, TN 37075.

Being a part of the same property conveyed to Calvin L. Tate by deed from Henry W. Bogsby Hollywood, Trust dated October 21, 1996, of record in Book 10245, page 494, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Hollywood Street, Goodlettsville, Tennessee 37072. Possession is to be given on August 26, 1997.

Taxes for the year 1997 shall be paid by Grantors when due. Notwithstanding the foregoing, if the property is supplementally assessed due to any improvements, the Grantees shall be responsible for any special interest or supplemental assessment.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

97 AUG 29 AM 8:59
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03426 78

WITNESS our hands this the 26th day of August, 1997. MAIL ENV

Calvin L. Tate

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Calvin L. Tate**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 4-3-99

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $126,900.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 4-3-99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10586 PG 431

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	
	126900.00
CON TX	469.53
PRFEE	1.00
WDEED	8.00
TOTAL	478.53
CHECK	478.53

08/29/97 01 08:58 0001 2410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03426 78

IDENTIFICATION REFERENCE

97 AUG 29 AM 8:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1191912