ATA-42601.

BOOK 10884 PG 473

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

John Alvin Preston Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 98.

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002

(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
John Alvin Preston, Jr.	Same	15DZ17500
(NAME)	(NAME)	
1042 East Trinity Lane		Map 72-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		Parcel 148
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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. Lewie Frederick Owen HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Alvin Preston, Jr. and wife, Patricia Owen 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:

BEING the southerly 25 feet of Lot No. 3 and all of Lot No. 4 of Block "D" on the Plat of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the easterly margin of Stratford Avenue 25 feet north of the dividing line between Lot Nos. 3 and 4; thence eastwardly and parallel with said dividing line 200 feet to the westerly line of Lot No. 5; thence with said line, southwardly 100 feet to the northerly margin of Inglewood Circle South; thence with said Circle, westwardly 180 feet to the beginning of a curve; thence with said curve in a northwesterly direction 31.4 feet to the easterly margin of Stratford Avenue; thence with said Avenue northwardly 80 feet to the beginning.

(SEE LEGAL CONTINUATION ON BACK PAGE)

3531 04/14 01 030 CK $25.00

98 APR 14 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0425026

This is unimproved ( ) improved (X) property, known as 1709 Stratford Avenue, Nashville, TN 37216
(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 Whereever 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 8th day of April, 1998

Lewie Frederick Owen

Lewie Frederick Owen

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 10884 PG 474

Personally appeared before me, Lewie Frederick Owen
(Name of natural person executing the instrument)

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, at office, this 8th day of April 19 98.

My Commission Expires 1-26-2002

Dixie Seagraves
Notary Public

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Official capacity of officer)

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, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

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

(AFFIX SEAL)

WARRANTY DEED

FROM Lewie Frederick Owen

TO John Alvin Preston, Jr. and wife, Patricia Owen Preston

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

(LEGAL CONTINUATION)

Being the same property conveyed to Lewie Fred Owen and wife, Emmie Lois Owen by deed from Nell Webber Parrish and Maggie Lou Webber of record in Book 3403, Page 387, Register's Office, Davidson County, Tennessee. The said Lewie Fred Owen having predeceased Emmie Lois Owen. The said Emmie Lois Owen is also now deceased as evidenced by Will of record in the Probate Court of Davidson County, Tennessee, leaving said property to Patricia Lois Preston and Lewie Fredrick Owen. Lewie Fredrick Owen and Lewie Frederick Owen is one in the same person. Patricia Lois Preston and Patricia Owen Preston is one in the same person.

This is the same description as in previous deed of record.

Lewie Frederick Owen herein warrants to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to easement for public utility service and minimum

r's

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

RECEIVED OF _____

FOR _____

BOOK 10884 PG 475

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 40000.00	
			CON TX 148.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 157.00	
			CHECK 157.00	
04/14/98	01		09:02 0001 3531	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425026
IDENTIFICATION REFERENCE

98 APR 14 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1279697