RECORD AND RETURN TO:
Saturn & Mazer Title Services, Inc.
File Box "7"
SP 38184)

BOOK 11638 PAGE 771

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41207
Dav. Co. File: Box 8

99 AUG 27 PM 2:59

0629610

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lisa R. Preston 2123 Westwood Avenue Nashville, TN 37212	ABN AMRO MORTGAGE GROUP, INC. 2600 W. Big Beaver Road Troy, MIchigan 48084

TAX MAP-PARCEL NUMBERS: 104-15-398

1808 08:77 0101 01CHECK 564.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guy L. Wadley, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa R. Preston,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 57 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

SAID part of Lot No. 57 fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines, 185 feet to an alley.

BEING the same property conveyed to Suzanne Wadley, Guy Wadley and wife, Frances Wadley by deed from Lee Breckenridge, unmarried of record in Book 5944, page 992, Register's Office for said County. By Quitclaim Deed of record in Book 6052, page 612, said Register's Office, the said Suzanne Wadley conveyed her interest in subject property to Guy Wadley and wife, Frances Wadley. By Quitclaim Deed of record in Book 9556, page 433, said Register's Office, the said Frances H. Wadley convyed her interest in subject property to Guy L. Wadley.

Frances H. Wadley, the spouse of Guy L. Wadley, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2123 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of August, 1999.

Guy L. Wadley

Frances H. Wadley

State of Tennessee
County of Davidson

On this 20th day of August, 1999, before me the undersigned authority, personally appeared **Guy L. Wadley and Frances H. Wadley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00

Affiant

Sworn and subscribed before me on the 20th day of August, 1999.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 26, 2002

My Commission Expires: 5/26/02 Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0629610

USER REFERENCE

99 AUG 27 PM 2:59

MAMT
155000.00
ENTR CD
MAMT
155000.00-
CAMT
155000.00
CON TX 573.50
PRFEE 1.00
WREED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

08/27/99 01 15:00 0001 1803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509871