THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 05/04/05 11:27 2 pgs
Fees:13.00 Taxes:166.50
20050504-0049915

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00.

Glen Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY April 2005

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Preston	Glenn Preston	MAP 92-13
3807 Nevada	2300 Chickering Ln	PARCEL 244
Nashville, TN 37209	Nashville Tn 37215	
(CITY) (STATE) (ZIP)	(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, **Hubert Sidney Fyke and wife Dorothy Mai Fyke**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn 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 part of Block No. 30 on the Map of Charlotte Park Company's Second Addition Extended, as of record in Book 421,page 10, Registers office for Davidson County, Tennessee.

Beginning on the southerly margin of Nevada, formerly 3rd Avenue, 150 feet westerly from the westerly margin of 38th Avenue North formerly "A" Street; running thence westerly with the southerly margin of Nevada Avenue 50 feet ; thence southerly and parallel with 38th Avenue, North 150 feet to the northerly margin of an alley; thence easterly with the northerly margin of said alley 50 feet; thence northerly and parallel with 38th Avenue North, 150 feet to the beginning.

Being the same property conveyed to Hubert Sidney Fyke by quitclaim deed from Eula M. Lasley Fyke as of record in Book 4594, page 536, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **3807 Nevada, Nashville, TN 37209.**

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 ____ hand( ) this the 29th day of April, 2005.

Hubert Sidney Fyke
Hubert Sidney Fyke

Dorothy Mai Fyke
Dorothy Mai Fyke

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 **Hubert Sidney Fyke** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2005.

My Commission expires 1-26-08

Notary Public

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 Dorothy Mai Fyke the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2005.

My Commission expires 1-26-08

Notary Public