**WARRANTY DEED** The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of Ten and no/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS ($ 10.00 ),

Cash in hand paid by J. B. Peyton and wife Marguerite Vaught Peyton and other good and valuable considerations the receipt of all of which is hereby acknowledged and as a further part of the consideration the grantee herein named hereby assume and agree to pay the unpaid balance of one certain note, dated April 3, 1956, in the original principal sum of $12,500.00 and secured by deed of trust of record in Book 2513, page 359, Register's Office for Davidson County, Tennessee.

We, Ronald E. Staley and wife, Jeanene B. Staley

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

J. B. Peyton and wife, Marguerite Vaught Peyton

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 65 on the Plan and Map of Abbay Hall Subdivision, Section 1, of record in Book 2331, page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts 86 feet on the north side of Elaine Drive and runs back 186.6 feet on the west line and 186 feet on the east line to a dead line, measuring 86 feet thereon.

Being the same property conveyed to Ronald E. Staley and wife, Jeanene B. Staley by deed from James William Whitlock and wife, Dorothy L. Whitlock, of record in Book3103, page 597, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2345, page 514, and as amended in Book 2393, page 627, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 18, said Register's Office, which shows a 70-foot setback line from Elaine Drive and a 10-foot easement along the rear for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set out above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 Grantor has hereunto set his hand on this, the 19 day of Oct, 1964

Ronald E. Staley

Jeanene B. Staley

**STATE OF TENNESSEE**
**COUNTY OF** [illegible]

Before me, [signature], a Notary Public in and for the State and County aforesaid, personally appeared the within named Ronald E. Staley and wife, Jeanene B. Staley

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee,

this, the [illegible] day of Oct, 1964

[signature]
Notary Public

My commission expires [illegible]