This deed prepared by: James H. Hill, 620 Gallatin Rd., Madison, Tennessee
New Owners: Bobby B. Peyton and wife Ruth Anne Peyton - c/o E.C. Chance, Madison, Tenn.
Send Tax Statements to: ~~[illegible]~~

Map 52-7
Par 17-109

BOOK 3996 PAGE 968

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. ....

SEND TAX NOTICES TO: Security Federal Savings and Loan Association
ADDRESS: 500 Union Street, Nashville, Tennessee

For and in Consideration of the sum of $10.00
TEN AND NO/100 ---------- DOLLARS

Cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the Grantees herein shall assume and agree to pay the unpaid balance of two loans, held by Security Federal Savings and Loan Association of Nashville, Tennessee, Loan Nos. 2312 and 2313, the balance of eachloan being $12,053.54, which the Grantees do hereby assume and agree to pay as part of the purchase price for the premises conveyed hereinafter,

We, E. C. Chance, Inc. and Morgan Gentry, et ux /the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Bobby B. Peyton and wife, Ruth Anne Peyton, 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 the southerly half of Lot No. 13 in Block "A", on the unrecorded Plan of Homeacres, as subdivided by Blanchard and Parrish, Surveyors, on October 26, 1939, described as follows:

Beginningon the easterly margin of Center Street, at the northwest corner of the property conveyed to Texico Conference Association, of Seventh Day Adventists, by deed from Underwood Morgan Bale, and wife, of record in book 3673, page 109, Register's Office for said County; thence with said Adventists' northern boundary line, easterly 334.7 feet; thence north 50 feet; thence westerly 334.7 feet to the easterly margin of Center Street; thence with the same, southerly 50 feet."

Being part of the real property conveyed to E. C. Chance, Inc. and Morgan Gentry, by deed fromArthur Vedder, and wife, dated September 20, 1963, filed September 26, 1963, and recorded in book 3619, page 558, said Register's Office.

"Land in Davidson County, Tennessee, being the northerly half of Lot No. 13 of Block "A", onthe unrecorded Plan of Homeacres, as subdivided by Blancard and Parrish, Surveyors, on October 26, 1939, described as follows:

(over)

Beginning on the easterly margin of Center Street, at the southwest corner of the property conveyed to E. C. Chance, Inc., by deed from Walter Jenson and wife, of record in book 3676, page 151, Register's Office for said County; thence partially along said Chance's southern boundary line, easterly 334.7 feet; thence southerly 50 feet; thence westerly 334.7 feet to the easterly margin of Center Street; thence with the same northerly 50 feet.

Being part of the real property conveyed to E. C. Chance, Inc. and Morgan Gentry, by deed from Arthur Vedder, and wife, dated September 20, 1963, filed September 26, 1963, and recorded in book 3619, page 558, said Register's Office."

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby B. Peyton and wife, Ruth Anne Peyton their heirs and assigns, forever.

And we do covenant with the said Bobby B. Peyton and wife, Ruth Anne Peyton 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.

And we, E. C. Chance, Inc. and Morgan Gentry do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bobby B. Peyton and wife, Ruth Anne Peyton, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 13th day of June, 1966

E. C. Chance, Inc.
By: Wilbur C. Chance, Sec.-Treas.
Morgan Gentry

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, James H. Hill a Notary Public in and for said County and State, the within named Morgan Gentry and wife, Georgia Anne Gentry

the bargainor ~~A~~, 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 Madison, Tennessee, this 13th day of January, 1966

James H. Hill Notary Public

Commission Expires Apr 26, 1966

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, James H. Hill, a Notary Public within and for the State and County aforesaid, personally appeared E. C. Chance and Malinda Chance with whom I am personally acquainted and who upon (their several oaths) ~~(his oath)~~ acknowledged (themselves) ~~(himself)~~ to be the President and Sec-Treas. respectively of the E. C. Chance, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President and Sec.-Treas., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said E. C. Chance as such President, and attesting the same by the said Malinda Chance as such Sec.-Treas.

Witness my hand and official seal at office at Madison, Tennessee on this the 13th day of January, 1966

My commission expires Apr 26, 1966 James H. Hill Notary Public

CONT'D. NEXT PAGE

CONT'D FROM PAGE

STATE TAX $ 48.00
PROBATE .50
TOTAL , $ 48.50
MAR 1 6 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

PAID MAR 15 1966
LG

WARRANTY DEED

FROM

E. C. CHANCE, INC. AND

MORGAN GENTRY, ET UX

TO

BOBBY B. PEYTON and wife,

RUTH ANNE PEYTON

20912

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 16 9 00 AM '66

NOTED 113 PAGE 458

RECORDING FEE 2.25

DEP. REG.

Madiso

MA

Mail to - E.C. Chance - 626 Gallatin Rd - Madison Tenn.