This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, Tennessee 37115

BOOK 4718 PAGE 354

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. CHATHAM, JR. (NAME)	SAME (NAME)	
1837 Willow Springs Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18
Nashville, TN. 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 123

For and in Consideration of the sum of ---------- TEN & NO/100 ---------- ($10.00) ---------- *DOLLARS* cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

We, C. MORRIS PEEPLES AND WIFE, EUGENIA H. PEEPLES, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES W. CHATHAM, JR., his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning in south margin of Brick Church Pike 277.63 feet east of the northeast corner of J. S. Hastie and P. Durham property at an iron pin; thence north 76° 47' east 300 feet; thence south 8° 13' East 1778 feet; thence south 63° 14' West 205 feet to an iron pin; thence south 57° 54' West 205 feet; thence north 5° 43' West 1900 feet to the point of Beginning, containing 15 acres, more or less.

Being a portion of the same property conveyed to C. Morris Peeples and wife, Eugenia H. Peeples, from Thomas W. Drake and wife, Ellen Enoch Drake, per Deed Book 4639, page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the easement granted James W. Chatham, Sr., et ux per Deed Book _____, page _____, Register's Office for said County.

The grantors grant to the grantee a non-exclusive, or in common, right of ingress and egress (in the "as is" condition) over an old wagon road or private road, that departs from the south margin of Brick Church Pike approximately 400 feet east of the grantee's property and extends generally south and then west on the ridge to the old pear orchard on the above grantee's property.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Affiant

Subscribed and sworn to before me, this the 11th day of June, 19 93

My commission expires: 2/3/96 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* grantee ..... *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.,* except as appears of record.

And We, C. Morris Peeples and wife, Eugenia H. Peeples, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Chatham, Jr., his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* June, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X C Morris Peeples

X Eugenia H. Peeples

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 C. Morris Peeples and wife, Eugenia H. Peeples,

the bargainors, 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 11th day of June, 19 73.

Thomas E Stewart, Notary Public.

Commission Expires 2/3/74

STATE OF
COUNTY OF

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

the bargainor, with whom I am personally acquainted, and who acknowledged 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
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .

JUN 13	CONV	12,500.00				
JUN 13	S'TAX		A*	32.50		
JUN 13	PR'FEE		A*	.50		
JUN 13	W'DEED		A*	8.00	*	41.00

WARRANTY DEED

FROM C. MORRIS PEEPLES ET UX

TO JAMES W. CHATHAM, JR.

C 10946

IDENTIF. REFERENCE

JUN 13 10 34 AM '73

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115