BOOK 4853 PAGE 1

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THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN NICHOLAS PEAY (NAME)	SAME (NAME)	Map 34 - 13
Route 2, Box 532 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 124
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

I, MANNYE G. PEAY, a widow, hereinafter called the GRANTOR

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN NICHOLAS PEAY, hereinafter called the GRANTEE, with the GRANTOR reserving a life estate in the property for her use and benefit, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 34 Block "B" on the Map of Eastlawn Subdivision of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee.

SAID Lot No. 34 fronts 50 feet on the northerly side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

BEING the same property conveyed to Mannye G. Peay, a widow, by deed from Clara Yates Click, of record in Book 4852, page 998, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3500 ==

Subscribed and sworn to before me, this the 29 day of August, 1974

Affiant

My commission expires: Feb. 11, 1976 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 121 McKinley Street, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* August, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mannye G Peay

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MANNYE G. PEAY, a widow

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 29 *day of* August, *19*74

Commission expires Feb 11 1976

Cindy Lee Sloan
Notary Public

NOTARY PUBLIC SLOAN TENN. DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

MANNYE G. PEAY, a widow

TO

JOHN NICHOLAS PEAY

SEP 18 74	CONV	*3,500.00				
SEP 18 74	S'TAX		A*	9.10		
SEP 18 74	PR'FEE		A*	.50		
SEP 18 74	W'DEED		A*	4.00	*	13.60

C 7 1 5 6 5

IDENTIF. REFERENCE

SEP 18 11 31 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS