This Instrument Prepared By: HOMER R. AYERS, ATTORNEY, 223 Madison Street
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL PEAY, et ux	SAME BOOK 5029 PAGE 534	3
(NAME:) Tinnin Road	(NAME:)	6-8
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn. 37072	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

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

CHARLES H. DIATIKAR and wife, BETTY RUTH W. DIATIKAR, hereinafter called the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* PAUL PEAY and wife, LOTTIE M. PEAY, 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:*

Tract #1-
Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by L. B. Petty, County Surveyor for Smith County, dated September 20, 1957, as follows: BEGINNING at a point in the center line of Tinin Road near the most westerly corner of the property conveyed to Odie Johnson by deed from D. C. Matthews and wife, of record in Book 1166, page 282, Register's Office for said County; thence with the center of said road, North 47° West 145 feet to a point; thence leaving said road, South 45° West 420 feet to a point; thence North 46° 30' West 311 feet to a point; thence South 87° West 561 feet to a point; thence North 1° 45' West and crossing Tinin Road, 1351 feet to a point; thence South 88° East 195 feet to a point; thence South 40° East 30 feet to a point; thence South 80° East 100 feet to a point; thence South 84° East 180 feet to a point; thence North 50° East 180 feet to a point; thence South 45° East 40 feet to a point; thence South 89° 30' East 74 feet to a point; thence South 33° 15' East 236 feet to a point; thence South 5° 15' West 245 feet to a point; thence South 14° 30' East 229 feet to a point; thence South 51° 45' East 303 feet to a point; thence South 58° 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, south 28° West 372 feet to the beginning.

Being the same property conveyed to CHARLES H. DIATIKAR and wife, BETTY RUTH W. DIATIKAR, by deed from WESTON GRIFFIN and wife, MARGARET STONE GRIFFIN, of record in Book 2734, page 39, Register's Office for Davidson County, Tennessee.

INCLUDED but EXCLUDED therefrom is a portion of the above described property conveyed to DEAN A. WIEGAND and wife, JUDITH A. WIEGAND, by deed from CHARLES A. DIATIKAR and wife, BETTY RUTH W. DIATIKAR, of record in Book 4563, page 654,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 21st day of May, 19 76

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

Register's Office for said County, and being more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point (spike) in the center of Tinnon Road, the intersecting point of the west boundary line of the original 31.88 acre tract running North 1° 45' West; thence South 65° East 100 feet; thence South 36° 30' East 100 feet; thence South 10° East 100 feet to a spike in Tinnon Road; North 51° 30' East 692.7 feet (new line); thence South 5° 15' West 218 feet; thence South 14° 30' East 229 feet; thence South 51° 45' East 303 feet; thence South 58° 30' East 318 feet to a private road; thence South 28° West 372 feet to Tinnon Road; thence North 47° West 145 feet along said Road; South 45° West 420 feet; thence North 46° 30' West 311 feet; thence South 87° West 561 feet; thence North 1° 45' West 985 feet to point of beginning, containing 25.3 acres, more or less.

Tract #2 - BEGINNING at a point in the center line of a Pike, the southeast corner of this tract, being a corner of the lands of W. A. Jones, likewise being the southeast corner of a tract of 32.5 acres, more or less, partitioned to J. H. Hackney in a deed from W. A. Jones et al, of record in Book 1764, page 464, Register's Office for said County; thence along Jones' west line, North 6° East 370 feet to a point; thence North 79° West 205 feet to a point; thence South 6° West 370 feet to the center line of said Pike; thence with the center line of said Pike, South 79° East 205 feet to the point of beginning.

Being the same property conveyed to CHARLES H. DIATIKAR and wife, BETTY DIATIKAR, by deed from W. A. JONES and wife, DARA H. JONES, of record in Book 4497, page 114, said Register's Office.

Betty Diatikar and Betty Ruth W. Diatikar are one and the same person.

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 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.*

And we do *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.*

Witness our *hand* s *this* 21st *day of* May, *19* 76., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles H. Diatikar
CHARLES H. DIATIKAR

Betty Ruth W. Diatikar
BETTY RUTH W. DIATIKAR

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* CHARLES H. DIATIKAR and wife, BETTY RUTH W. DIATIKAR,

*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 Goodlettsville, *Tennessee, this* 21st *day of* May, *19* 76.

Judy P Adkins, *Notary Public.*

PERKINS NOTARY PUBLIC DAVIDSON

Commission Expires 9-12-78.

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.....

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WARRANTY DEED

FROM

CHARLES H. DIATIKAR, et ux

TO

PAUL PEAY, et ux

D 5 1 1 2 3

IDENTIF. REFERENCE

MAY 27 11 28 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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

MAY27'76	CONV	15,000.00			
MAY27'76S'TAX			B*	39.00	
MAY27'76PR'FEE			B*	.50	
MAY27'76	W'DEED		B*	8.00	* 47.50