This Instrument Prepared By: Homer R. Ayers, Attorney, 223 Madison Street, Madison, Tennessee, 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOE M. PEAY	SAME BOOK 5107 PAGE 588	GO-10111
(NAME:) 206 Connell St.	(NAME:)	10113
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072	(STREET ADDRESS)	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN20 CONV 32,000.00
JAN20 STAX B* 83.20
JAN20 PRFEE B* .50
JAN20 WDEED B* 8.00 * 91.70

I, JOHN McCORD, hereinafter referred to as the Grantor ----------*have bargained and sold, and by these presents do transfer and convey unto the said* JOE M. PEAY, his successors, heirs and assigns, a one-half undivided interest in and to ~~his successors and assigns~~, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Located in the town of Goodlettsville, 10th Civil District, Davidson County, Tennessee, described as follows:

BEGINNING at a stake, corner of Church and Connell Street and running north 216 feet to center of branch, thence with branch E. 90 feet; thence S. 216 feet to the center of Connell Street; thence, W. to the beginning, known as the John Brockman home place.

Also a tract beginning in the center of Connell Street, Brockman's southeast corner, and running east with the center of Connell Street 45 feet, more or less, to Luton's southwest corner; thence, northward with Luton's line 210 feet, more or less, to center of Branch of Luton's northwest corner; thence westward 40 feet, more or less, with center of said branch to Brockman's northeast corner; thence southward with Brockman's line 211 feet, more or less, to the beginning in the center of Connell Street.

Being the same property conveyed to Joe M. Peay and John McCord by deed from Jean H. Ring, of record in Book 4657, Page 122, Register's Office for Davidson County, Tennessee.

It is the intent of this conveyance that Joe M. Peay shall have fee simple title to the said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 26 day of NOV

Affiant

My commission expires: 1-3-80

Notary Public

(Affix Seal)

Bernice T. McCord, wife of John McCord, joins in this conveyance to convey any interest she might have in and to said property, marital or otherwise.

This is unimproved ( ) 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 I *do covenant with the said* Grantee, _____ *that* I am *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 I _____ *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, _____ his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 24 *day of* November, *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.*

John E. McCord

Bernice T. McCord

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* John McCord and wife, Bernice T. McCord

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 Davidson County, *Tennessee, this* 26 *day of* November, *19*76.

Notary Public.

Commission Expires 1-21-80.

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

John McCord

TO

Joe M. Peay

D 86078

IDENTIF. REFERENCE

JAN 20 2 11 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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