This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

BOOK 5171 PAGE 667

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. BURNS ET AL (NAME)	SAME (NAME)	
c/o 610 W. Due West (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	18-33 43
Madison Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 ($10.00) *DOLLARS*

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

C. MORRIS PEEPLES AND WIFE, EUGENIA H. PEEPLES, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES E. BURNS AND BONNIE FRANCES McCREDI, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, according to a survey of the C. Morris Peeples Property by Wayne S. Cooper, Sr. Surveyor, dated January 7, 1973, and being Tracts Nos. 3 through 7 of said survey, which said several tracts are described as one as follows:
BEGINNING at a point in the southerly margin of Brick Church Pike said point being at the northwest corner of Tract No. 3 and the northeast corner of Tract No. 2 of said survey and said point being North 85° 9' 30" East 577.63 feet from the northeast corner of the property of J. S. Hasty and P. Durham as shown on said survey; thence along the southerly margin of Brick Church Pike North 76° 47' East 481.85 feet to an iron pin in the southerly margin of said Brick Church Pike; thence North 77° 51' East continuing along the southerly margin of said Brick Church Pike 519.15 feet to the northeast corner of Tract No. 7, being the northwest corner of Tract No. 8; thence South 8° 13' east 1,242.68 feet to a point; thence South 76° 47' west 1,000 feet to a point in the westerly line of Tract No. 2 of said survey; thence North 8° 13' West 1252.35 feet to the point of beginning, said Tracts Nos. 3 through 7 containing 28.68 acres, more or less.

Being a portion of the same property conveyed to C. Morris Peeples and wife, Eugenia H. Peeples, by deed from Thomas W. Drake and wife, Ellen Enoch Drake, of record in Book 4639, page 866, 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 $ 31,222.50

Affiant

Subscribed and sworn to before me, this the 5th day of July, 1977

Notary Public

My commission expires: [illegible]

(Affix Seal)

E14669

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IDENTIF. REFERENCE

JUL 15 2 05 PM '77

REGISTER
DAVIDSON CO. TENN.

JUL 15 77	CONV	31,222.50				
JUL 15 77	S'TAX		B*	81.12		
JUL 15 77	PR'FEE		B*	.50		
JUL 15 77	W'DEED		B*	6.00	*	87.62

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,* except as appears of record.

And we *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* 5th *day of* July, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X L C Morris (Wife)

X Eugenia D. Peoples

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 5th day of July, 19 77.

THOMAS E. ALLEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Thomas E. Allen, Notary Public.

Commission Expires 2/23/78.

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.....