WARRANTY DEED

BOOK 5183 PAGE 570

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James W. Peacock Et Ux	Home Federal Savings & Loan Assoc.	161-6-167
(NAME)	(NAME)	
633 Vivian Drive	230 4th Avenue North	6DU-75594
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(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, and the agreement of the Grantees herein to assume the balance due and owing on a note payable to Home Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4540, Page 900, Register's Office for Davidson County, Tennessee. The escrow account and the insurance policy in connection with the aforementioned deed of trust is hereby transferred in full to the hereinafter named grantees.

JAMES H. MAYBERRY, JR. and wife, PHYLLIS A. MAYBERRY

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES W. PEACOCK and wife, LORETTA C. PEACOCK their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

Being Lot No. 234 on the Plan of Huntington Park, Section 2, as of record in Book 4175, Page 108, Register's Office for said County.

Said Lot No. 234 fronts 97.0 feet on the southerly side of Vivian Drive and runs back between lines 158.03 feet on its westerly line and 174.65 feet on its easterly line to a line in the rear on which it measures 56.18 feet.

Being the same property conveyed to James H. Mayberry, Jr. and wife, Phyllis A. Mayberry, by deed from Ian E. McElwain and wife, Clotilda M. McElwain, recorded in Book 5011, Page 820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4393, Page 383, to the limitations that appear on the plan of record in Book 4175, Page 108, both in the Register's Office for Davidson County, Tennessee, and to 1977 property taxes, which have been prorated and the Grantees assume in full.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 5,708.28

Subscribed and sworn to before me, this the 4th day of August 19 77

Affiant James W. Peacock

My commission expires: January 19, 1981 (Affix Seal)

Notary Public Malcolm A. Craig

JEWEL CASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (XX) property, known as 633 Vivian Drive, Nashville, 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 James W. Peacock and wife, Loretta C. Peacock their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Peacock and wife, Loretta C. Peacock their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 4th day of August, 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.*

James H. Mayberry
James H. Mayberry, Jr.

Phyllis A. Mayberry
Phyllis A. Mayberry

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, James H. Mayberry, Jr. and wife, Phyllis A. Mayberry

the within named 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 Nashville, Tennessee, Tennessee this 4th day of August, 19 77

Marbut Glenn Gaston
Notary Public

Commission expires January 19, 1981

MARBUT GLENN GASTON NOTARY PUBLIC DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
4515 Harding Road
Nashville, Tennessee 37205

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road
Nashville, Tennessee 37205

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
AUG 12 2 42 PM '77

IDENTIF. REFERENCE

AUG 12 77	CONV	44,700.00			
AUG 12 77	S'TAX		B*	116.22	
AUG 12 77	PR'FEE		B*	.50	
AUG 12 77	W'DEED		B*	4.00	* 120.72

EXP 0161

WARRANTY DEED

FROM
James H. Mayberry, Jr. and wife,
Phyllis A. Mayberry

TO
James W. Peacock and wife,
Loretta C. Peacock

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York