This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Road, Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Paul Peay et ux	Same	10D 21625
(NAME) Rt #1 Tinnin Road	(NAME) Rt #1 Tinnin Road	7-14-7
(STREET ADDRESS OR ROUTE NUMBER) Goodletsville, Tenn. 37072	(STREET ADDRESS) Goodletsville, Tennessee 37072	BOOK 6207 PAGE 260
(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 by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

MID-TENN. WHOLESALE FLORISTS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN PAUL PEAY AND WIFE, LOTTIE M. PEAY, their *(successors), heirs and assigns,*

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

(See Exhibit "A" Attached)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 30th day of December 1983

Affiant

My commission expires: July 18, 1987 (Affix Seal)

Notary Public

This is unimproved (XX) improved ( ) property, known as (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 John Paul Peay and wife, Lottie M. Peay, their *(successors), heirs and assigns forever.* It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It does *further covenant and bind* itself, its successors and assigns, *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Paul Peay and wife, Lottie M. Peay, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 30th *day of* December, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MID-TENN. WHOLESALE FLORISTS, INC.

BY: Lee Smith
Lee Smith, President

JAN 3 9 33 AM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

95309

01/03-35.50- CHECK

3609

BOOK 6207 PAGE 261

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

..... *the within named 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 ..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Lee Smith *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Mid-Tenn. Wholesale Florists, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Goodletsville, Tennessee *this* 30th *day of* December, *19*83.

Lloyd A Peay
Notary Public

Commission expires July 18, 1987

WARRANTY DEED

FROM

MID-TENN.WHOLESALE FLORISTS, INC.

TO

JOHN PAUL PEAY ET UX

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-21030

EXHIBIT "A"

BOOK 6207 PAGE 262

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following described parcels of land; as conveyed by deed of record in Book 6174, page 166.

PARCEL NUMBER 1

Beginning at a point on the intersection of the present northeast right-of-way of State Route 11 with the present northwest right-of-way of Graceland Drive on highway project 19032-2207-04; thence curving right and northwesterly 21 feet more or less along the present right-of-way line of State Route 11 to a point; thence northwestwardly 285 feet more or less along said present right-of-way to a point; thence north 41 degrees 11 minutes 16 seconds east 7 feet more or less along the northwest boundary of Mid-Tenn. Wholesale Florists, Inc. to a point on the proposed northeast right-of-way line said point being 50 feet right at paper located Station 159+97.52; thence south 48 degrees 48 minutes 44 seconds east 304.52 feet along said proposed right-of-way line to the point of beginning and containing 2,400 square feet and being part of the property conveyed by Jerry C. Hankins, to Mid-Tenn. Wholesale Florists, Inc. of record in Book 6093, page 534, Register's Office, Davidson County, Tennessee.

By this instrument the Grantors hereby convey a temporary construction easement outside of the proposed right-of-way line. The title to the property described below remains vested in the Grantor and is to be used by the State of Tennessee, its contractors or its assigns for a period of three (3) years.

PARCEL NUMBER 2

Being a strip of land 308 feet more or less in length and lying north east of and adjacent to the proposed northeast right-of-way line of State Route 11 on highway project 19032-2207-04 varying in width as follows: 12 feet more or less along the present northwest right-of-way of Graceland Drive; 8 feet more or less at right of paper located Station 157+52 more or less, 2 feet more or less at right of paper located Station 158+00 more or less; 7 feet more or less at right of paper located Station 158+50 more or less; thence 2 feet more or less at right of paper located Station 159+00 more or less; 4 feet more or less along the northwest boundary of Mid-Tenn. Wholesale Florists, Inc. and containing 1,720 square feet.

Being part of the same property conveyed to Mid-Tenn. Wholesale Florists, Inc. by deed from Jerry C. Hankins, of record in Book 6093, page 534, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6207 PAGE 263

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	35.50-
3609A01/03/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 3 0 9

IDENTIF. REFERENCE

JAN 3 3 31 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 4108