This Instrument Prepared By:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6285 PAGE 54

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Michael H. Clark Mike Clark Company 227 Second Avenue North Nashville, TN 37201	Same	Map 148-11 Parcel 1

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, John David Peyton, Sr. and wife, Juanita A. Peyton ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael H. Clark ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of Lori Heights, of record in Book 3106, page 123, Register's Office for said County, as follows:

Beginning at a concrete monument located in the southerly right-of way line of Richards Road, said monument being the northwest corner of Reserved Parcel B of the Lori Heights Subdivision; thence with the southerly right-of-way of Richards Road S 88 deg. 13' 26" E a distance of 137.34 feet to an iron pin located at the northwest corner of Lot 15, Lori Heights Subdivision; thence with the westerly line of Lot 15 S 4 deg. 45' 42" W a distance of 156.73 feet to an iron pin located at the southeast corner of Parcel B; thence with the southerly line of Parcel B N 37 deg. 45' 26" W a distance of 202.94 feet to the point of beginning, containing 0.247 acres more or less.

Being the same property conveyed to John David Peyton, Sr. and wife, Juanita A. Peyton by deed from James Thomas Miller and wife, Gladys M. Miller, of record in Book 4207, page 108, Register's Office for Davidson County, Tennessee.

Said property is unencumbered, except for

(1) Taxes for the current year, which have been prorated and assumed by the Grantee;

(2) Restrictive Covenants in Book 3407, page 195, Register's Office for Davidson County, Tennessee;

(3) Plan in Book 3106, page 123, Register's Office for Davidson County, Tennessee shows an owner's certificate and a note that said parcel is not a building site.

3742 05/03 152.53 CHECK

119844

T IDENTIF. REFERENCE

MAY 3 3 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This conveyance is subject to and Grantors hereby reserve unto themselves and their successors-in-title a perpetual, exclusive easement for the use and maintenance of a residential drive-way serving Lot 15, Lori Heights Subdivision, over a portion of the real property conveyed by this deed, said easement area being described as follows:

> Said easement being ten (10) feet in width with the centerline being described as follows: beginning at a point located in the southerly right-of-way of Richards Road; said point being N 88° 13' 26" W a distance of 10.00 feet from the northeast corner of Reserved Parcel B, Lori Heights Subdivision; thence S 3° 05' 00" E a distance of 73.16 feet to a point located in the westerly line of Lot 15, Lori Heights Subdivision, and being S 4° 45' 42" W a distance of 73.00 feet from the northeast corner of Parcel B, Lori Heights Subdivision, and the northwest corner of Lot 15, Lori Heights Subdivision.

Said easement shall be an easement running with the land for the benefit of Lot 15, Lori Heights Subdivision, currently owned by Grantors.

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. Grantors do covenant with the said Grantee that they 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 hereinabove set forth. Grantors do further covenant and bind themselves, their 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 our hands this 3rd day of May, 1984.

John David Peyton

John David Peyton, Sr.

Juanita A. Peyton

Juanita A. Peyton

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 David Peyton, Sr. and wife, Juanita A. Peyton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of May, 1984.

Anne M Dale

Notary Public

My Commission Expires:

7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00

Michael H. Clark
Affiant

Sworn to and subscribed before me this 3 day of May, 1984.

[illegible]
Notary Public

My Commission Expires:
7-27-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6285 PAGE 57

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 152.00-
3742405/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 119844

IDENTIF. REFERENCE

MAY 3 3 19 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 33347