THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John David Peyton 925 Richards Road Antioch, Tennessee 37013	Molton, Allen & Williams P. O. Box 10025 Birmingham, Alabama 35202	148-11 6 2DU-15720

WARRANTY DEED BOOK 6442 PAGE 105

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frederick D. Thornton and wife, Phyllis Thornton,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John David Peyton and wife, Juanita A. Peyton,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Lori Heights of record in Book 3106, page 123, Register's Office for said County.

SAID Lot No. 12 fronts 68.24 feet on the westerly margin of Delia Drive and extends back 191.35 feet on the northerly line and 174.89 feet on the southerly line to a line in the rear, measuring 97.27 feet thereon.

BEING the same property conveyed to Frederick D. Thornton and wife, Phyllis Thornton, by deed from Walter L. Dixson and wife, Lavergne A. Dixson, of record in Book 5456, page 265, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Molton, Allen & Williams, Inc. of record in Book 5279, page 28, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is ~~(un)~~improved property, known as 4707 Delia Drive, Antioch, Tennessee 37013.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of December, 1984.

Frederick D. Thornton

Phyllis Thornton

RECORDING CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 1984, before me personally appeared Frederick D. Thornton and Phyllis Thornton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

BOOK 6442 PAGE 106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 42,238.29.

Juanita A. Peyton
Affiant

Subscribed and sworn to before me, this the 5th day of December, 1984.

_____
Notary Public

My Commission Expires: 10-24-88

1:68:30 7:

IDENTIF. REFERENCE

DEC 6 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
FREDERICK D. THORNTON ET UX

to:
JOHN DAVID PEYTON ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

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

RECEIVED OF _____

FOR _____

BOOK 6442 PAGE 107

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

42238.29- CAMT.
109.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 116.22-
3114A12/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16 8:30 7:

IDENTIF. REFERENCE

Dec 6 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90998