BOOK 6557 PAGE 395

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $22,500.00

Joe Peach
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, 1985

Notary Public

My Commission Expires: 7/10/89

Mr. and Mrs. Joe Peach, 853 Windsor Green Blvd., Goodlettsville, Tn 37072
ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP-PARCEL NO.

Mr. and Mrs. Joe Peach Same 11 P/O Par 112

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, JIM SISCO HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO JOE PEACH and wife, DENISE PEACH HEREINAFTER CALLED THE 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 Second Civil District (formerly the Tenth Civil District) Metropolitan Nashville - Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates, Project Number 8465-1, dated March 30, 1985, as follows:

BEGINNING at an iron pin set in Johnny Ray Brook's Northwest corner (Book 6146, Page 985); thence South 20 deg. 26 min. 00 sec. EAst 625.12 feet to a small tree; thence South 43 deg. 17 min. 50 sec. EAst 578.85 feet to an iron pin set at a fence corner; thence South 75 deg. 56 min. 30 sec. West 560.00 feet to an iron pin set; thence North 20 deg. 12 min. 30 sec. West 1139.36 feet to an iron pin set; thence North 77 deg. 03 min. 40 sec. East 330.00 feet to the beginning; containing 10 acres, more or less.

BEING a portion of the property covneyed to JIM SISCO by Deed from C. W. CULWELL, JR. and wife, R. L. CULWELL of record in Deed Book 6129, Page 33, Register's office for Davidson County, TN.

There is a 50-foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

BEGINNING at a point on the Easterly side of the above-described property, North 43 deg. 17 min. 50 sec. West 290.00 feet from the Southeast corner of the aove described property; thence South 59 deg. 45 min. East 166 feet; thence North 82 deg. 35 min. East 586 feet; thence South 83 deg. 50 min. EAst 406 feet; thence South 54 deg. 30 min. EAst 185 feet; thence South 16 deg. 25 min. EAst 88 feet; thence South 6 deg. 15 min. East 126 feet; thence

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South 25 deg. 05 min. EAst 221 feet; thence South 42 deg. 55 min. EAst 75 feet; thence South 65 deg. 50 min. EAst 96 feet; thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. EAst 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg. 35 min. Eawt 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

SUBJECT to a 50-foot ingress/egress easement across the above-described property, being 25 feet on each side of a line described as follows:

BEGINNING at a point on the Easterly side of the above-described property, North 43 deg. 17 min. 50 sec. West 290.00 feet from the Southeast corner of the above-described property; thence North 59 deg. 45 min. West 122 feet; thence North 71 deg. 50 min. West 141 feet; thence North 89 deg. 05 min. West 234 feet; thence North 51 deg. 55 min. West 66 feet to the Westerly edge of the above described property.

MAIL EMP

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 16 | 40 PM '85

IDENTIFICATION REFERENCE

3 6 7 8 1.

This is (improved/unimproved) property known as _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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, unless otherwise herein set out, 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. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand, this 14TH day of September, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JIM SISCO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named JIM SISCO the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 14 day of September, 1985.

NOTARY PUBLIC

My Commission Expires: 1/10/89

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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

22500.00- CONT.
58.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 65.00-
7334A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3678 I.

IDENTIFICATION REFERENCE

SEP 16 1 40 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173058