This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

ADDRESS NEW OWNER:
Jesse Donaldson Peay III and Debra G. Peay
1950 Graceland Drive
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Blvd., Bldg. 8
Charlotte, NC 28217

MAP AND PARCEL:
MAP 7-14
PARCEL 13
10D 23904

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ralph Watson and wife, Barbara S. Watson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jesse Donaldson Peay III and wife, Debra G. Peay , 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:

BEING Lot No. 88 on the Plan of Grizzard Manor, Section Four, of record in Book 4675, Page 156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Watson and wife, Barbara S. Watson , by deed from John Wayne Bailey and wife, Donna LaPier Bailey of record in Book 6649, Page 580, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4872, Page 893, said Register's Office.

This conveyance is subject to easements and setback lines of record in Book 4675, Page 156, said Register's Office.

This is improved property known as 1950 Graceland Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jesse Donaldson Peay III and wife, Debra G. Peay, their heirs and assigns, forever; and we, Ralph Watson and wife, Barbara S. Watson 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

MAIL ENV.

3773 07/28 0101 03CHECK 430.80

Witness our hands this the 23rd day of July, 1993.

Ralph Watson

Barbara S. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ralph Watson and wife, Barbara S. Watson 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF Davidson)

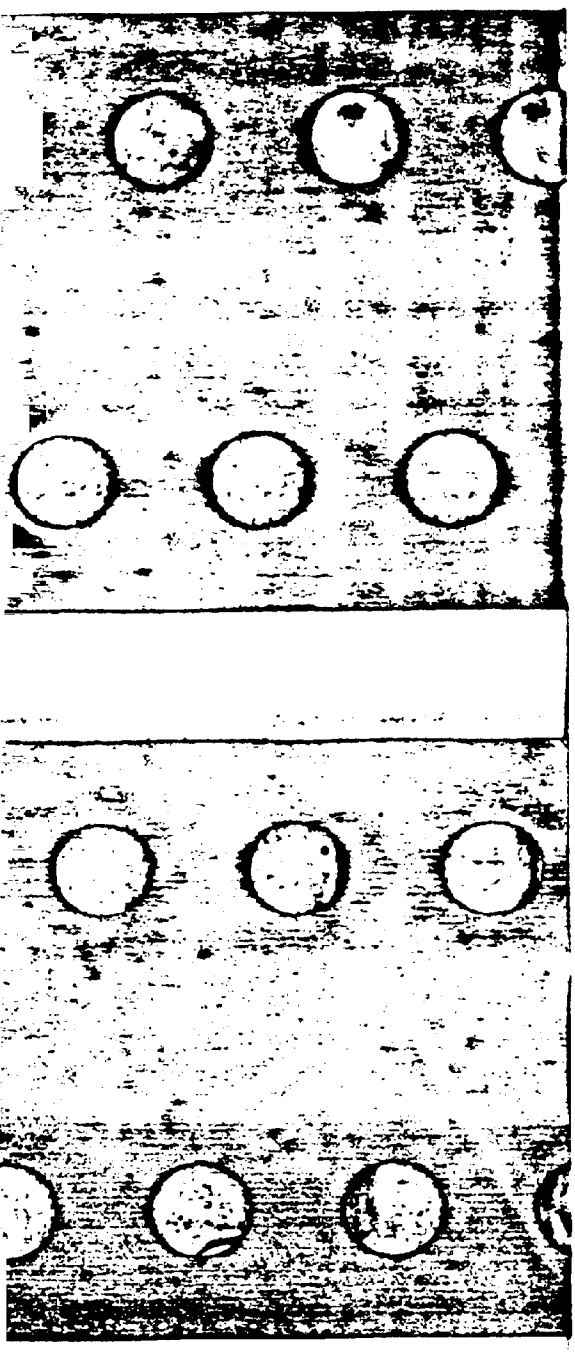
The actual value or consideration, whichever is greater, for this transfer is $ 114,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 3-26-94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9027 PAGE 303

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

CAMT 114000.00
CON TX 421.80
PRFEE 1.00
WDEED 8.00
TOTAL 430.80
CHECK 430.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/93 01 10:05 0001 8778

45501
IDENTIFICATION REFERENCE

93 JUL 28 AM 10:04

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 679122