[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[James P. Morris, II]	[Suntrust Mortgage, Inc.	[MAP and PARCEL]
[4752 Apollo Drive]	[Attn: Tax Dept.	[149-09-159]
[Antioch, TN 37013]	[360 Interstate N. Pkwy. #500	[ ]
	[Atlanta, GA 30339	[ ]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9302 PAGE 595

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 and sufficiency of all of which are hereby acknowledged, We, **John David Peyton, Jr., unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **James P. Morris, II, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 48 on the Plan of Barclay Square, Section 3, as of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 83.08 feet on the easterly margin of Apollo Drive and extends back 120.00 feet on the northerly line and 121.06 feet on the southerly line to a rear lot line which measures 50.02 feet thereon.

BEING the same property conveyed to John David Petyon, Jr. by quitclaim deed appearing of record in Book 7383, Page 490, Register's Office, Davidson County, Tennessee. See also deed appering of record in Book 6339, Page 66, said Register's Office.

This is property with a common address of 4752 Apollo Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 4675, Page 154, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4872, Page 490, said Register's office. 4) Deed of Trust executed by James Rodney McCall and wife, Nancy Lee McCall to James I. Vance Berry, Trustee of record in Book 5115, Page 383, dated February 14, 1977 and secured to Third National Mortgage Company in the principal amount of $38,300.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $69,000.00]
[James P. Morris II]
[Affiant]
[Subscribed and sworn before me this 30th day of March, 1994.]
[Notary Public]
[My Commission Expires: 9/23/94]

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9302 PAGE 596

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **March, 1994**.

John David Peyton, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John David Peyton, Jr., unmarried** , with whom I am personally acquainted, or who 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 **30th** day of **March, 1994**.

Notary Public
My Commission Expires: 1/25/96

NOTARY PUBLIC AT LARGE

File No. 9403-100

35600
IDENTIF. ↑ REFERENCE

94 APR -5 PM 3:20
REGISTER
DAVIDSON COUNTY, TN.

0217 04/05 0101 03CHECK 264.30

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

RECEIVED OF _____

FOR _____

BOOK 9302 PAGE 597

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				MDEED 8.00
				TOTAL 264.30
				CHECK 264.30

04/05/94 01 15:29 0001 0217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35600
IDENTIF. ↑ REFERENCE

94 APR -5 PM 3:28
REGISTER
DAVIDSON COUNTY, TN.

No. 77546