BOOK 10492 PG 526 **BOX 44**

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 1997. Notary Public My Commission Expires: 11/27/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ronald W. Peyton and wife, Amy Martin Peyton 6141 Chickering Court Nashville, TN 37215	PNC Mortgage Corp. 75 North Fairway Dr. Vernon Hills, IL 60061	144-14-018.00 FH 04105

3065 06/13 0101 03CHECK 1104.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. OVERTON COLTON AND WIFE, AMY P. COLTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RONALD W. PEYTON AND WIFE, AMY MARTIN PEYTON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Chickering Valley, as of record in Book 2331, pages 121 - 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Overton Colton and wife, Amy P. Colton by deed from Vincent P. Duffy, Jr., and wife, Jeanne F. Duffy, of record in Book 9709, page 422, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to:

BOOK 10492 PG 527

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2542, page 25, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2331, pages 121-123, Register's Office for said County.

This is improved property known as 6141 Chickering Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 13th day of June, 1997.

J. Overton Colton

Amy P. Colton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. OVERTON COLTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 1997.

Notary Public

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY P. COLTON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of June, 1997.

Notary Public

My Commission Expires: 11/22/97

0315918
IDENTIF. & REFERENCE

97 JUN 13 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10492 PG 529

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
295000.00
CDN TX 1091.50
PRFEE 1.00
WDEED 12.00
TOTAL 1104.50
CHECK 1104.50

06/13/97 01 16:13 0001 3065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0315918
IDENTIF. & REFERENCE

97 JUN 13 PM 4:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162952