This instrument prepared by:
Sam D. Hodges, III
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

Mail

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JOHN H. MCALISTER, JR. 904 KINGFISHER PT NASHVILLE, TENN 37221	SAME	Map: 113 Parcel: 12

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HARRISON PEYTON AND WIFE, KATHRYN PEYTON, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto JOHN H. MC ALISTER, JR., (the "Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B," attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever 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 our hands this 12th day of February 1999.

BY: Harrison Peyton
HARRISON PEYTON

BY: Kathryn Peyton
KATHRYN PEYTON

Q549094
IDENTIF. → REFERENCE
99FEB 16 AM 10:08
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
54 02/16 0101 03CHECK 407.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 12th day of February 1999.

Sam D Hodges, II
NOTARY PUBLIC

My Commission Expires: 11/23/02

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at Office, Nashville, Tennessee, this 12th day of February 1999.

Sydney Smithson
NOTARY PUBLIC

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $105,000.00.

Sam D. Hodges, II
Affiant

Subscribed and sworn before me this 12th day of February 1999.

Sydney Smithson
NOTARY PUBLIC

My Commission Expires: 5/26/02

\wp\mclstr\buffalo\warr.deed

EXHIBIT "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

PROPERTY DESCRIPTION

CUMBERLAND SURVEY

TRACT ONE

Being a parcel of land located in the Twentythird Councilmanic District of Metropolitan Nashville- Davidson County, Tennessee, a portion of the Harrison Peyton and wife Kathryn Peyton property as recorded in deed book 7412 page 817, being more particularly described as follows:

Beginning at an iron post in the branch run at the westerly end of Brook Hollow Road, a private road also known as Stevens-McCall Road , being the original northeast corner of the Peyton property; thence,

along the original easterly boundary with the Brook Hollow Road S48°18'W 50.00 feet to an iron rod lying N48°18'E 20.30 feet from an iron post in the ditch on the south side of Peyton's driveway, said post being the northwest corner of Brock as recorded in deed book 9921 page 431; thence,

along new division lines severing the Peyton property the following calls to iron rods: N47°36'W 199.50 feet; N56°18'W 244.05 feet; N39°29'W 47.60 feet; N58°49'W 149.15 feet to a point 50 feet south of the original northerly boundary and the westerly end of an ingress egress easement reserved for the parent tract; continuing along new division lines S44°19'W 219.85 feet ; S55°26'W 57.90 feet; S57°12'W 302.40 feet; S61°56'W 223.35 feet; S67°39'W 233 45 feet; S72°31'W 469.35 feet ; thence,

along the northerly line of Smith's 2.67 acre tract from Peyton as recorded in deed book 8981 page 10 Due West 329.15 feet ;thence,

along the southerly line of Peyton's 3.14 acre tract from Smith as recorded in deed book 8988 page 128 S73°00'W 275.00 feet; S60°00'W 200.00 feet; N41°00'W 126.15 feet to an iron rod at the northwest corner of a 50-foot utility easement through Smith to Old Charlotte Pike, the westerly margin of said easement running S25°35'W passing through an iron rod at the northeast corner of the Harpeth Valley Utility District lot as recorded in deed book 7815 page 143 at 174.3 feet, in all 332.0 feet to an iron rod at their southeast corner and the southwest corner of Smith on the northerly margin of Old Charlotte Pike ; thence,

continuing along the easterly line of Smith as recorded in deed book 8441 page 947 N55°20'E 200.10 feet; N28°00'E 225.00 feet; N65°05'30"E 356.95 feet to an iron rod at the northeast corner of Peyton's 3.14 acre tract from Smith ; continuing with Smith N11° 14'E 852.70 feet to an iron rod at the original northwest corner of Peyton; thence,

along the original northerly boundary of Peyton S72°13'E 1413.75 feet to an iron rod;

thence,

along the southerly line of Dowdy as recorded in deed book 10816 page 928 S58°49'E 247.00 feet to an iron rod at a 24" ash; S54°29'E 301.70 feet to an iron rod in the branch run; S46°10'E 203.20 feet to the beginning, containing 31.1 acres, more or less according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated February 1, 1999.

Together with all rights and easements (access, utility and otherwise) that are appurtenant to the above described property.

Being a portion of the property conveyed to Harrison Peyton and wife, Kathryn Peyton, by Deeds of Record in Book 7412, page 817, and Book 8988, page 28, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. 1999 Taxes, a lien, which are not yet due and payable.

2. Easement for the flow of any branch or stream within the subject property.

3. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11340 PG. 665

0549094

IDENTIF. ↑ REFERENCE

99FEB 16 AM 10:08

REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WBEED	16.00
CFEE	2.00
TOTAL	407.50
CHECK	407.50

02/16/99 01 10:06 0001 5954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425214