Box 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 10:13 2pgs
Fees:13.00 Taxes:240.50

20030505-0059343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Phillip J. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 05/02/03.

Notary Public

MY COMMISSION EXPIRES: 4/25/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip J. Smith (NAME)	SAME (NAME)	119-13-0
507 Morton Avenue (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	186.00
Nashville, TN 37211 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Pauline P. Peyton, a widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip J. Smith

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 72 on the Plan of College Heights, as of record in Book 332, page 19, Register's Office for said County.

Said Lot No. 72 fronts 50 feet on the southerly side of Morton Street, and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Hessie K. Peyton and wife, Pauline P. Peyton, by deed from L. Krye Justice, dated August 14, 1951, recorded August 15, 1951, in Book 2017, page 296, Register's Office for Davidson County, Tennessee. Hessie K. Peyton died on or about October 8, 1979, thereby vesting title in Pauline P. Peyton as surviving tenant by the entirety.

NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN. NO TITLE EXAMINATION WAS PERFORMED, AND NO WARRANTY OR OPINION OF TITLE IS GIVEN BY PREPARER. LEGAL DESCRIPTION WAS TAKEN FROM PRIOR DEED OF RECORD.

Subject to the following: easements, setback lines and restrictions of record; zoning regulations for the appropriate governmental authority and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; property taxes to be assumed by Grantee; property conveyed in "AS IS, WHERE IS" condition.

This is unimproved ( )
improved (X) property, known as 507 Morton Avenue (House Number/Street) Nashville (City/Town) TN (State) 37211 (Postal Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 2nd day of May, 2003.

Pauline P Peyton by Leslie Wayne Peyton, A.I.F.

PAULINE P. PEYTON by Leslie Wayne Peyton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Wayne Peyton, Attorney in Fact for Pauline P. Peyton, a widow** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the true and lawful attorney in fact for Pauline P. Peyton, and that he executed the within instrument for the purposes therein contained, by signing the name of Pauline P. Peyton as her duly appointed attorney in fact, pursuant to Power of Attorney being recorded herewith.

Witness my hand and official seal at **Nashville, TN**, this **05/02/03**.

Notary Public

Commission Expires: 09/25/2004