Davidson County DEEDWARR
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Fees:13.00 Taxes:388.50
20030617-0083621

Instrument Prepared By:

File #: R02074

First National Financial Title Services, Inc., 1418 West Main Street, Suite B, Lebanon, TN 37087

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of June, 2003, by and between Thomas Kimmel Peyton and Pamela G. Peyton, Husband and Wife, parties of the first part, and Mark Peyton, An unmarried man party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said parties of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map and Parcel Number 133-07-0-166 & 133-07-0-122, to wit:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Numbers 1 & 2, on the Plan of Glencoe Acres, Section I, as shown by plat of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lots adjoin and front together 272 feet on the north side of Antioch Pike, also known as McCall Street, and run back between lines 90 feet on the east side of Lot No. 1 and 293.4 feet on the west line of Lot No. 2, to a dead line in the rear, on which they measure 340.1 feet.

BEING the same property conveyed to Thomas Kimmel Peyton and wife, Pamela G. Peyton, by Warranty Deed from Carmel L. Evans, Ruby H. Woolridge and Denver C. Hoggard, dated 09/23/1977, recorded 10/06/1977, in Book 5206, Page 366, and re-recorded in Book 5209, Page 544, Davidson County, Tennessee Records.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Thomas Kimmel Peyton

Pamela G. Peyton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Thomas Kimmel Peyton and wife Pamela G. Peyton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness by ~~hand~~ at office, this 11th day of June, 2003.

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 11th day of June, 2003.

Notary Public

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires:

PROPERTY ADDRESS AND SEND TAX BILL TO:
NEW OWNERS
120 McCall St.
Nashville, TN 37211