Instrument prepared by:

WARRANTY DEED

BOOK 4208 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dr. Robert L. Chalfant (NAME)	Dobson and Johnson, Inc. (NAME)	Map. 144-6
2525 Ridgewood Drive (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Par. 12-34
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pul

For and in Consideration of the sum of Ten and No/100 - - - - - -

- - - - - ($10.00) - - - - - *DOLLARS*

cash in hand paid, and other good and valuable considerations, including the assumption of the unpaid balance of a note in the original amount of $40,000.00, secured by a Deed of Trust executed by Creason Clayton and wife, Mary Grace Murff Clayton, as recorded in Book 3975, Page 848, Register's Office for Davidson County, Tennessee, all of which are hereby acknowledged,

We, CREASON CLAYTON and wife, MARY GRACE MURFF CLAYTON

/ *have bargained and sold, and by these presents do transfer and convey unto the said* ROBERT L. CHALFANT and wife, ELIZABETH R. CHALFANT

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Reserved Parcel No. 1 and all of Reserved Parcel No. 2 on the Plan of Reserved Parcels Nos. 1 and 2 and Lot No. 13 of Chickering Park, Section Two, as of record in Book 3842, Page 125, Register's Office for said County, described as follows:

BEGINNING at the southwesterly corner of Reserved Parcel No. 2, also the northwesterly corner of Reserved Parcel No. 1; thence running north 5° 55' east 292.8 feet to a point; thence north 60° east 275 feet to a point; thence south 85° 30' east 192 feet to a point; thence south 14° 24' east 373.6 feet to a point; thence leaving the boundary of said Reserved Parcel No. 1 and running south 83° 50' west on a line parallel to and 20 feet from the line between Reserved Parcel No. 2 and Reserved Parcel No. 1, 118 feet to a point on the easterly margin extended of a certain private drive easement over said Reserved Parcel No. 2; thence northwesterly 20 feet, more or less, along the said extended easterly margin of said drive easement to a point on the line between Reserved Parcel No. 2 and Reserved Parcel No. 1; thence south 83° 50' west, along said line, 466 feet, more or less, to the point of beginning.

BEING part of the real property conveyed to Creason Clayton and wife, Mary Grace Murff Clayton, by deed from J. Alexander Ball and wife, of record in Book 3848, Page 905, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,000.00

Subscribed and sworn to before me, this the 2nd day of January 1969

Robert L. Chalfant
Affiant

My commission expires: Nov. 3, 1971
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2525 Ridgewood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT L. CHALFANT and wife, ELIZABETH R. CHALFANT, *their heirs and assigns, forever.*

And we *do covenant with the said* ROBERT L. CHALFANT and wife, ELIZABETH R. CHALFANT *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,* except for the above cited Deed of Trust; 30 ft. private drive easement as shown on Plan of record in Book 3842, P.125; easement for private drive, agreement as to maintenance thereof and restrictive covenants as contained in Deeds of record in Book 4137, P. 716, and Book 4201, P. 538; and restrictive covenants as recorded in Book 2811, P. 88, Register's Office for said County.

And we, CREASON CLAYTON and wife, MARY GRACE MURFF CLAYTON, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ROBERT L. CHALFANT and wife, ELIZABETH R. CHALFANT, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 31st *day of* December, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Creason Clayton

Mary Grace Murff Clayton

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* CREASON CLAYTON and wife, MARY GRACE MURFF CLAYTON

the bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *Tennessee, this* 31st *day of* December, *19* 68.

Nancy Mac Jr., *Notary Public.*

Commission Expires 11-26-69.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

CREASON CLAYTON AND WIFE,

MARY GRACE MURFF CLAYTON

TO

ROBERT L. CHALFANT AND WIFE,

ELIZABETH R. CHALFANT

A 25021

JUN 7 1 08 PM '69

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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