This instrument was prepared by Lionel A. Pearson, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 4971 PAGE 216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Harley E. Erb, III, et ux	Fidelity Federal	Map 131-1
(NAME)	(NAME)	
16 Redbud	401 Union Street	Parcel -136
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tenn. 37219	7DA44275
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------($10.00)---------- Dollars,

cash in hand paid by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Creason Clayton and wife, Gania Rose Clayton, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Harley E. Erb, III and wife, Frances E. Erb, herein called the Grantees, their

~~XXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, page 137, as amended in Book 4910, page 872, Register's Office for said County, together with the appurtenant interest in the common and limited common areas as shown on said Plan, to which reference is hereby made.

Being part of the same property conveyed to Creason Clayton and wife, Gania Rose Clayton by deed from Raymond F. Poggenburg and wife, Suzanne Poggenburg of record in book 4830, page 746, said Register's Office; by deed from Lawrence K. Norman and wife, Emily K. Norman of record in book 4799, page 377, said Register's Office; and by deed from Lee L. Jessup of record in book 4827, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 4845, page 935, said Register's Office; and setbacks, easements, and other limitations as shown on the recorded plat. And deed conveying common areas as shown on said plan, of record in book 4861, page 613; all in said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37000.00

Subscribed and sworn to before me, this the 11th day of November 19 75

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 16 (House Number) Redbud (Street) Drive, Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~XXXXXXX~~ heirs and assigns forever. We covenant that We are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated herein.

We further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~XXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 11th day of November, 1975, 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) (Gania Rose Clayton)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Creason Clayton and wife, Gania Rose Clayton

the within named bargainor S., 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
this 14th *day of* November, *19* 75.

Carolyn Kuyrkendall
Notary Public

Commission expires My Commission Expires May 20, 1978

CAROLYN DUANE NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

NOV 14 75	CONV	78,000.00			
NOV 14 75	S'TAX		A*	202.80	
NOV 14 75	PR'FEE		A*	.50	
NOV 14 75	W'DEED		A*	4.00	* 207.30

Loan No. 110505-9

WARRANTY DEED

FROM
Creason Clayton et ux,
TO
Harley E. Erb, III, et ux,

D 24441

IDENTIF. REFERENCE

Nov 14 2 39 PM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS