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

BOOK 4989 PAGE 915

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
O. Dayton Manier et ux		Map 131-1
(NAME)	(NAME)	
15 Redbud Dr.	same	Parcel - 135
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
mail to Nashville, Tenn		7DA44276
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

37215

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 O. Dayton Manier and wife, Virginia H. Manier, herein called the Grantees, their ..... heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 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 P. 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 $ 78,500.00

Subscribed and sworn to before me, this the 15 day of JANUARY 19 76

Affiant O. Dayton Manier

My commission expires: 11/26/78 (Affix Seal)

Notary Public Diana Malbaff

This is unimproved ( ) improved (X) property, known as 15 (House Number) Redbud Drive (Street), 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 ..... 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 ..... heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of January, 1976, 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
(Creason Clayton)

Gania Rose Clayton
(Gania Rose Clayton)

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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, Davidson Co., Tennessee *this* 15th *day of* January, *19* 76.

Patricia Atkisson
Notary Public

Commission expires Oct. 26, 1977

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 ...

JAN 20 76	CONV	78,500.00			
JAN 20 76	S'TAX		B*	204.10	
JAN 20 76	PR'FEE		B*	.50	
JAN 20 76	M'DEED		B*	4.00	* 208.60

WARRANTY DEED

FROM

Creason Clayton et ux

TO

O. Dayton Manier et ux

D 32782

IDENTIF. REFERENCE

JAN 20 1 06 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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