This instrument was prepared by Melanie J. Smith, Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

# WARRANTY DEED

BOOK 5022 PAGE 523

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DANIEL M. VAN SANT AND | First Federal of Nashville | Map 116-8A |
| (NAME) MILDRED B. VAN SANT | (NAME) Union at Fourth Avenue, North | Parcel 8 |
| (STREET ADDRESS OR ROUTE NUMBER) 8 Valley Forge Nashville, Tn | (STREET ADDRESS) Nashville, Tennessee 37219 | 7DA-52928 |
| (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 considerations, 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* DANIEL M. VAN SANT AND MILDRED B. VAN SANT, creating a joint tenancy with the express right of survivorship, herein called Grantees, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 8 as shown on the Plan of Sugartree, Phase I, of record in Book 4675, Page 141, and as amended in Book 4869, Page 686, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with the appurtenant interest in the common and limited common areas as shown on said Plan.
Being the same property conveyed to Creason Clayton by deed from Sugartree Properties, Inc., a Tennessee Corporation of record in Book 4958, Page 842, said Register's Office.

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This conveyance is made subject to restrictive covenants of record in Book 4857, Page 157, and as amended in Book 4911, Page 356, Book 4996, Page 126 and Book 5003, Page 688, said Register's Office; setback lines, easement and limitations as shown on plan of record in Book 4675, Page 141 and as amended in Book 4869, Page 686, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $0.00

Subscribed and sworn to before me, this the 5 day of May 1976

My commission expires: 11-13-1979 (Affix Seal)

X D M Van Sant
Affiant

Teresa H. Sander
Notary Public

This is unimproved ( ) improved (X) property, known as 8 Valley Forge, Nashville, Tennessee 37205
(House Number) (Street) 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 ~~successors~~ *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, and 1976 taxes which have been pro-rated and assumed by the said Grantees. 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 ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 4th *day of* May, 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)

(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, Tennessee, *this* 4th *day of* May, *19*76.

Donna Malloy
*Notary Public*

*Commission expires* 11/26/78

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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* ...

MAY-6'76 CONV 27,000.00
MAY-6'76 S'TAX B* 226.20
MAY-6'76 PR'FEE B* .50
MAY-6'76 W'DEED B* 4.00 * 230.70

**WARRANTY DEED**

FROM
Creason Clayton etux, Gania Rose Clayton
TO
Daniel M. VanSant and Mildred B. VanSant

D 47953

IDENTIF. REFERENCE

MAY 6 1 49 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

F-Rec 1 st 1-ec

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
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