This instrument was prepared by Morton W. Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

BOOK 5022 PAGE 788

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HOWARD H. HOFFMAN, etux	Same	Map 131-1
(NAME)	(NAME)	
14 Redbud		Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		7DA-44277
(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 Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said HOWARD H. HOFFMAN and wife, MARY L. HOFFMAN, herein called Grantees,
their *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, Page 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846, said Register's Office, 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, said Register's Office, Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4845, Page 935, said Register's Office; and setback, 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 $ 19500 cc

Subscribed and sworn to before me, this the 7th day of May 1976

Affiant Howard H. Hoffman

My commission expires: (Affix Seal)

Notary Public J. Head Dep Register

This is { unimproved ( ) / improved ( ) } property, known as 14 Redbud Drive, Nashville, Tennessee
(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
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
heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27 day of April, 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)

BOOK 5022 PAGE 789

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, Ganie 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, *this* 27th *day of* April, *19*76.

Patricia Atkinson *Notary Public*

PATRICIA ATKINSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Oct 26, 1977

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-7??	CONV	79,500.00			
MAY-7??	S'TAX		B*	206.70	
MAY-7??	PR'FEE		B*	.50	
MAY-7??	W'DEED		B*	4.00	* 211.20

WARRANTY DEED

FROM
Creason Clayton etux
TO
Howard H. Hoffman, etux

D 48077

IDENTIFICATION REFERENCE

MAY 7 10 27 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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