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

WARRANTY DEED

BOOK 5035 PAGE 899

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Marvin E. Sharpton, et ux	Third National Bank	116-80
(NAME)	(NAME)	
32 Sugartree Woods Drive	Mortgage Loan Dept.	Part 52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(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 Marvin E. Sharpton and wife, Imogene B. Sharpton, 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. 52 on the Plan of Sugartree, Phase 2, of record in Book 4675, pages 161 and 162, Register's Office for Davidson County, as amended in Book 5015, page 550, 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 the same property conved to Creason Clayton by deed from Sugartree Properties, Inc., a Tennessee Corporation of record in Book 4958, page 837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to declaration of covenants and restrictions contained in instrument of record in Book 4874, page 463, as amended in Book 4911, page 356, Book 4996, page 126, and in Book 5003, page 688, said Register's Office; and setback, easements and other limitations as shown on said recorded plat.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 88,500.00

Subscribed and sworn to before me, this the 15th day of June 1976

Affiant

My commission expires: Nov. 26, 1979 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as ..... (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., exeept 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

(his/her), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 15th day of June, 19 76 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)

BOOK 5035 PAGE 900

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, Ganla 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 15 day of June, 19 76

Commission expires 11/26/78

Donna Matlock
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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.....

JUN 16 76	CONV	88,500.00			
JUN 16 76	S'TAX		B*	230.10	
JUN 16 76	FR'FEE		B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 234.60

WARRANTY DEED

FROM Creason Clayton, et ux

TO Marvin E. Sharpton, et ux

D 54055

IDENTIF. REFERENCE

JUN 16 2 23 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238