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

BOOK 5043 PAGE 259

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~Dee L. Metcalf Jr. etux~~ (NAME)	Home Federal Savings & Loan Association (NAME)	Map 131-1
18 Redbud Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	Parcel 138
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (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* Dee L. Metcalf, Jr. and wife, Elizabeth C. Metcalf, herein called the Grantees, their ~~HEIRS~~, heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Not No. 18 on the Plan of Redbud of record in Book 4675, page 137, Register's Office for said County, and amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925, 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 deeds from Raymond F. Poggenburg and wife, Suzanne Poggenburg of record in Book 4830, page 746, said Register's Office and 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.

This conveyance is made subject to restrictive covenants of record in Book 4845, Page 935; setback lines, easements and other limitations, as shown on the recorded plan of record in Book 4675, Page 137 and amended in Book 4953, Page 846, Book 4910, Page 872, Book 4937, Page 346, and Book 5003, Page 925.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 91,000.00

Subscribed and sworn to before me, this the 7th day of July 19 76

Affiant Dee L. Metcalf, Jr.

My commission expires 9/16/78 (Affix Seal)

Notary Public Nancy Sleeton

This is improved (~~unimproved~~) property, known as 18 (House Number) Redbud Drive (Street), Nashville (P. O. Address:) Tennessee (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~~, *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 said grantees.

We *further covenant and bind* ourselves, our ~~HEIRS~~ *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~HEIRS~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 6th day of July, 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

Gania Rose Clayton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5043 PAGE 260

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* 6th *day of* July, *19* 76

Patricia Allison
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

JUL-8'76	CONV	91,000.00			
JUL-8'76	S'TAX		B*	236.60	
JUL-8'76	PR'FEE		B*	.50	
JUL-8'76	W'DEED		B*	4.00	* 241.10

WARRANTY DEED

FROM
Creason Clayton and wife,
XXX
Gania Rose Clayton

TO
Dee L. Metcalf, Jr. and wife,
Elizabeth C. Metcalf

D.57364

T
IDENTIF. REFERENCE

JUL 8 2 30 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

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