This instrument was prepared by Michael Smith Jr., Attorney at Law, 3815 Cleghorn Ave, Nashville, Tennessee 37215.

mail KC

WARRANTY DEED

BOOK 5044 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MADELINE G. HUNTER	same	Map 131-1
(NAME) 13 Redbud Drive	(NAME)	Parcel 133
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(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 Grantee, 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 MADELINE G. HUNTER, herein called the Grantee,

her ~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Redbud of record in Book 4675, Page 137, said Register's Office, and amended in Book 4910, Page 872, Book 4837, 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 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, 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 contained in instrument of record in Book 4845, Page 935, said Register's Office, setback lines, easements and other limitations as shown on the 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 5-03, Page 925, said Register's Office, and deed conveying the common areas of record in Book 4861, Page 613, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 12 day of July, 1976

Affiant

My commission expires: Oct 26 1977 (Affix Seal)

Notary Public

PATRICIA A. TATCHISON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved ( ) property, known as 13 (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 Grantee, her ~~XXXXXX~~ *heirs and assigns forever.* We *covenant that* we *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 Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 12th day of July, 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)

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 ..... *Tennessee, this* ..... *day of* July, *19* 76

Notary Public

Commission expires Nov 26, 1979

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 12 76 CONV 77,450.00
JUL 12 76 S'TAX B* 201.24
JUL 12 76 PR'FEE B* .50
JUL 12 76 W'DEED B* 4.00 * 205.74

WARRANTY DEED

FROM

TO

D 57852

IDENTIF. REFERENCE

JUL 12 2 52 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

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