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

BOOK 5061 PAGE 310

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Shwab	(Same)	7DA-44243,Lot4
(NAME) 4 Redbud Drive	(NAME)	Map 131-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Parcel 124
(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 William P. Shwab, herein called the Grantee, his

~~XXXXX~~ (successors), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Redbud, a Planned Residential Development of record in Book 4675, page 137, Register's Office for said county, 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; from Lawrence K. Norman and wife, Emily K. Norman of record in Book 4799, page 377; and from Lee L. Jessup of record in Book 4827, page 762, said Register's Office.

This Conveyance is made subject to Declaration of covenants and restrictions contained in instrument of record in Book 4845, page 935; said Register's Office, and setback lines, easements and other limitations as shown on The Plan of record in Book 4675, page 137, said Register's Office, and as amended in Book 4953, page 846, and in Book 5003, page 925, said Register's Office, and conveyance of common areas as shown on Book 4675, page 137, said Register's Office, to Redbud Cooperative Corporation 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 $ 74,500.00

Subscribed and sworn to before me, this the 19 day of August 19 76

My commission expires: 4-22-80 (Affix Seal)

Affiant: William P. Shwab

Notary Public

This is improved (X) / unimproved ( ) property, known as 4 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 Grantee, his

~~XXXXXX~~, *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 prorated and payment thereof assumed by 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 ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* this 19th *day of* August, 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 }

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 19th *day of* August, *19* 76

Patricia Atchison
Notary Public

Commission expires Oct. 26, 1977

PATRICIA ATCHISON NOTARY PUBLIC DAVIDSON CO.

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.....

WARRANTY DEED

FROM Creason Clayton and wife, Gania Rose Clayton

TO William P. Shwab

Mail: Madison Title Co
A H n miller Smith, Jr.
3815 Clayton
Nashville, TN

mail em:
D 64530

IDENTIF. REFERENCE →

AUG 24 8 56 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

AUG24'76	CONV	74,500.00			
AUG24'76	S'TAX		B*	193.70	
AUG24'76	PR'FEE		B*	.50	
AUG24'76	W'DEED		B*	4.00	* 198.20