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

BOOK 5125 PAGE 402

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth P. Huffman	(same)	Map 131-1
(NAME) 5 Redbud Drive	(NAME)	Parcel 125
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee.	(STREET ADDRESS)	7DA-44244
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by the Grantee, 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 Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

Elizabeth P. Huffman, hereinafter called Grantee, her

~~XXXXXXX~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 5 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 the Grantors by deeds from Raymond F. Poggenburg and wife, of record in Book 4830, page 746; from Lawrence K. Normand and wife, of record in Book 4799, page 377; and from Lee L. Jessup of record in Book 4827, page 762, all in said Register's Office.

This conveyance is subject to:

(1) Declaration of covenants and restrictions of record in Book 4845, page 935, said Register's Office.

(2) Setback lines, easements and limitations as shown on the Plan of record in Book 4675, page 137, and amended in Book 5003, page 925, said Register's Office.

(3) Conveyance of the 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 $ 85,000.00

Subscribed and sworn to before me, this the 15th day of March 19 77

Affiant

My commission expires Dec 26, 1979 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 5 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, her

~~XXXXXXX~~

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 above, and for 1977 taxes which have been prorated and payment thereof assumed by 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

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* day of March 15, 1977, *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 15th *day of* March, *19* 77

Donna Mathaff, Notary Public

NOTARY PUBLIC DONNA MALTHAFF DAVIDSON COUNTY

Commission expires 11/26/78

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 .....

MAR 17 77 CONV 85,000.00
MAR 17 77 S'TAX B* 221.00
MAR 17 77 PR'FEE B* .50
MAR 17 77 W'DEED B* 4.00 * 225.50

WARRANTY DEED

FROM
Creason Clayton and wife

TO
Elizabeth P. Huffman

D 9 4 1 7 6

IDENTIF. REFERENCE

MAR 17 2 16 PM '77

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

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS