This Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5166 PAGE 82

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Clark et ux	Engel Mortgage Co., Inc.	MAP - 115-14
(NAME)	(NAME)	
	P.O.Box 847	Parcel - 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Birmingham, Alabama	
(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 Charles Clark and wife, Dorothy Clark, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, R. Tye Buxton and wife, M. Ann Buxton

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Clark and wife, Dorothy Clark

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 724 on the Plan of West Meade Farms, Inc. Section VII, as of record in Book 2331, page 13, Register's Office for said County.
Said Lot No. 724 fronts 136.1 feet on the southerly side of Neilwood Drive and extends back 370.1 feet on the westerly line and 318.1 feet on the easterly line to a dead line measuring 177.9 feet thereon.

Being the same property conveyed to R. Tye Buxton and wife, M. Ann Buxton, by deed from Michael N. Linver and wife, Mira Jo Linver of record in Book 4827, page 492, Register's Office for said County, and re-recorded in Book 4828, page 434, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, an anchor easement, a 75-foot setback line from Neilwood Drive, and conditions of owner's certificate as shown on Plan of record in Book 2331, page 13, and restrictive covenants contained in Book 2340, page 513, as amended in Book 3341, page 221, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 62,250.00

Subscribed and sworn to before me, this the 29th day of June 1977

Affiant

My commission expires: 11-6-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 505 Neilwood Drive (House Number) Nashville, Tennessee (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 Charles Clark and wife, Dorothy Clark

their *(successors), 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 for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles Clark and wife, Dorothy Clark

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 29th day of June, 1977 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

R. Tye Buxton

M. Ann Buxton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shirley E. Jackson, *a Notary Public in and for said County and State,* R. Tye Buxton and wife, M. Ann Buxton

*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
this 29th *day of* June, *19*77

SHIRLEY E. JACKSON Notary Public Tennessee STATE OF TENNESSEE LAW

Shirley E. Jackson *Notary Public*

Commission expires 11-6-79

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-17 CONV 62,250.00
JUL-17 S'TAX B* 161.72
JUL-17 PR'FEE B* .50
JUL-17 W'DEED B* 4.00 * 166.22

WARRANTY DEED

FROM
R. Tye Buxton et ux

TO
Charles Clark et ux

F 12166

IDENTIF. REFERENCE

JUL 1 9 50 AM '77

REGISTER
DAVIDSON CO., TENN.

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

Mail Grantee Executed Deed
Box Gas Refund Form
Thank You