This instrument was prepared by
Larry L. Westbrook, Attorney
2002 Richard Jones Road
Nashville, Tn. 37215

WARRANTY DEED

BOOK 5247 PAGE 140

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Claiborne Thornton, III	Security Federal Savings & Loan Assn.	147-A
(NAME)	(NAME)	
3677 Richbriar Court	4235 Hillsboro Rd. P.O. Box 15917	143
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tn. 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

Ten and no/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Johnnie E. Hutto and wife, Elizabeth L. Hutto

have this day bargained and sold, and do hereby transfer and convey unto the said J. Claiborne Thornton, III and wife, Lana H. Thornton, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Hillbrook, Section 5, as of record in Book 3700, page 73, Register's Office for said County.

Being the same property conveyed to Johnnie E. Hutto and wife, Elizabeth L. Hutto, by deed from Glenn D. Kenner and wife, Janet Sue Kenner, of record in Book 4995, page 349, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 4031, page 160, Register's Office for Davidson County, Tennessee: Also subject to a 5-foot easement for drainage purposes along the easterly line of lot, and a 2.5 x 25-foot utility anchor easement located on the westerly front corner of lot; 30-foot setback line from Richbriar Court and conditions of Owner's Certificate as shown on Plan of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 279 fronts 46.6 feet at the northerly terminus of Richbriar Court and extends back 150.50 feet, more or less, on the westerly line and 105.5 feet, more or less on the easterly line to the southerly margin of Harding Place, as widened, and measuring 152.50 feet, more or less, theron.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 27 day of January 19 78

Affiant J. Claiborne Thornton III

My commission expires 2-10-80 (Affix Seal)

Notary Public Linda Hutto

This is improved (X) unimproved ( ) property, known as 3677 Richbriar Court (House Number) (Street) Nashville, Tennessee 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 J. Claiborne Thornton, III and wife, Lana H. Thornton, 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 the 1978 taxes, which have been prorated and assumed by the grantees herein, we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. Claiborne Thornton, III and wife Lana H. Thornton *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 27th *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Johnnie E. Hutto

Elizabeth L. Hutto

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnnie E. Hutto and wife, Elizabeth L. Hutto 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 27 day of January, 1978.

Wanda Fulks Notary Public

Commission expires 2-10-80

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.....

JAN 30 78	CONV	36,000.00				
JAN 30 78	S'TAX		B*	93.60		
JAN 30 78	PR'FEE		B*	.50		
JAN 30 78	W'DEED		B*	4.00	*	98.10

WARRANTY DEED

FROM
Johnnie E. Hutto, ETUX

TO
J. Claiborne Thornton, III, ETUX

E 47989

IDENTIF. REFERENCE

JAN 30 10 37 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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