This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5254 PAGE 792

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs Edmund P. Routon (NAME)	Guaranty Mortgage Co. Div. (NAME)	142-2
7432 Stacy Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	35 Field Book No.
Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	9D-5308

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *** *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RICHARD L. HERRING and wife, PHYLLIS P. HERRING,

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

EDMUND P. ROUTON and wife, JAN S. ROUTON, their

(successors), heirs and assigns,

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

Being Lot No. 51 on the Plan of Cross Timbers, Section 2, as of record in Book 3700, pages 92, 93 and 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Herring, ~~A. J. Jr.~~ and wife, Phyllis P. Herring, by deed from Donald L. Adams, Jr., and wife, Donna H. Adams, as of record in Book 4704, page 402, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4064, page 909, as amended in Book 4318, page 652, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,300.00

Subscribed and sworn to before me, this the 17th day of February, 19 78

Affiant

My commission expires: May 30, 1979 (Affix Seal)

Notary Public

D. SCOTT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

This is improved ( ) unimproved ( ) property, known as 7432 Stacy Drive, Nashville, Tennessee 37221 (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

EDMUND P. ROUTON and wife, JAN S. ROUTON, 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 1978 Taxes which have been prorated and assumed by the Buyers.

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

EDMUND P. ROUTON and wife, JAN S. ROUTON, their

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

Witness our *hand* s *this* 17th *day of* February, 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.*

Phyllis P. Herring
Phyllis P. Herring

Richard L. Herring
Richard L. Herring

BOOK 5254 PAGE 793

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen D. Scott, *a Notary Public in and for said County and State,* Richard L. Herring, and wife, Phyllis P. Herring,

*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* 17th *day of* February, *19*78

Helen D. Scott *Notary Public*

Commission expires May 30, 1979

HELEN D. SCOTT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

RICHARD L. HERRING and wife

TO

EDMUND P. ROUTON and wife

E 5 1 3 6 3

IDENTIF. REFERENCE

FEB 21 11 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21 78	CONV	46,300.00			
FEB21 78	S'TAX		B*	120.38	
FEB21 78	PR'FEE		B*	.50	
FEB21 78	W'DEED		B*	4.00	* 124.88

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTY.