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

BOOK 5256 PAGE 83

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Claxton et ux.	Security Federal Savings & Loan Assn.	
(NAME) 769 Darden Place	(NAME) 4235 Hillsboro Road	102-16 Par.51
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37215	
(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 Robert H. Claxton and wife, Kaye F. Claxton, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, JOHN R. BURTON, III and wife, ELINOR S. BURTON,

have this day bargained and sold, and do hereby transfer and convey unto the said
ROBERT H. CLAXTON and wife, KAYE F. CLAXTON, their

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

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Hillwood Estates, Section 9, Part 2, as of record in Book 2331, page 28, Register's Office for said County.

Said Lot No. 186 fronts 170 feet on the westerly side of Darden Place and extends back 291.5 feet on the northerly line and 300.9 feet on the southerly line to a dead line, measuring 229.17 feet thereon.

Being the same property conveyed to John R. Burton, III and wife, Elinor S. Burton, by deed from H. G. Hill Realty Company, of record in Book 2451, page 308, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the westerly line of premises, 100-foot building setback line from Darden Place and conditions of owner's certificate as shown on plan of record in book 2331, page 28, said Register's Office; and easement for sanitary sewers and/or storm drainage of record in book 4311, page 278, said Register's Office.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,000.00

Subscribed and sworn to before me, this the 21st day of February, 19 78

Affiant Robert H. Claxton

My commission expires 10-24-81 (Affix Seal)

Notary Public Debbie S. Kuykendall

unimproved ( )
This is improved (X) property, known as 769 Darden Place, 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
Robert H. Claxton and wife, Kaye F. Claxton, 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 taxes for 1978 which are prorated and assumed by the grantees.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert H. Claxton and wife, Kaye F. Claxton, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 21st *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.*

Elinor S. Burton
John R. Burton III

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* John R. Burton, III and wife, Elinor S. Burton,

*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* 21st *day of* February, *19* 78

Bobbie S Kuyhendall
Notary Public

Commission expires 10-24-81

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

John R. Burton, III et ux.

TO

Robert H. Claxton et ux.

FEB 24 78	CONV	74,000.00			
FEB 24 78	S'TAX		B*	192.40	
FEB 24 78	PR'FEE		B*	.50	
FEB 24 78	W'DEED		B*	4.00	* 196.90

F 5 1 8 9 4

IDENTIF. REFERENCE

FEB 24 8 49 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