This instrument was prepard by [illegible], Attorney at Law
3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5288 PAGE 913

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward J. Bauman et ux (NAME)	Third National Mortgage Co. (NAME)	Map 131-1-B
17 Redbud Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	Parcel 137
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	7DA-70089

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)----------*Dollars,*

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

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 Edward J. Bauman and wife, Vivien K. Bauman, hereinafter called Grantees, their

~~successors~~ *heirs and assigns,*

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

Being Lot No. 17 on the Plan of Redbud, a Planned Residential Development, of record in Book 4675, page 137, as amended in Book 5003, page 925, Register's Office for said County, to which reference is here made, together with appurtenant interest in the common elements as shown on said plan and as conveyed to Redbud Cooperative Corporation of record in Book 4861, page 613, said Register's Office.

Being part of the property conveyed to Grantors by deeds from Raymond P. Poggenbury and wife, Suzanne Poggenbury, of record in Book 4830, page 746, said Register's Office; from Lawrence K. Norman and wife, Emily K. Norman of record in Book 4799, page 377, said Register's Office, and from Lee L. Jessup of record in Book 4827, page 762, said Register's Office.

This conveyance is subject to the plan of record in Book 4675, page 137, said Register's Office; to restrictive covenants of record in Book 4845, page 935, said Register's Office; and to easements for water and sewer services of record in Book 4887, page 947, and in Book 4931, page 210, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }. The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 22nd day of May, 19 78.

Affiant

My commission expires: 12-15-81 (Affix Seal)

Notary Public

PIERCE TITLE STATE

This is unimproved ( ) improved (X) property, known as 17 Redbud Drive, Nashville, TN 37215
(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 Grantees, 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 as stated above and for 1978 taxes which have been prorated and payment thereof assumed by Grantees.

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

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

Witness our *hand* s *this* 10th *day of* May, 1978, *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)

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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,* Creason Clayton, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* May, *19*78.

Notary Public

Commission expires Nov 26, 1979

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Santa Rose Clayton, the within named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 1978.

Commission expires Nov 26, 1979 ,Notary Public

MAY23'78	CONV	90,000.00	130,000.00		
MAY23'78	CONV	40,000.00			
MAY23'78	S'TAX		B*	338.00	
MAY23'78	PR'FEE		B*	.50	
MAY23'78	W'DEED		B*	4.00	* 342.50

WARRANTY DEED

FROM
CREASON CLAYTON et ux

TO
EDWARD J. BAUMAN, et ux

E 6 6 8 6 3

IDENTIF. REFERENCE

MAY 23 12 44 PM '78

FELIX Z. WILSON JR. 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