This instrument was prepared by M. Thomas Smith, Jr., Attorney at Law, 301 Oregon Avenue, Nashville, TN 37215

WARRANTY DEED

mail

BOOK 5579 PAGE 545

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cosette M. Baker	SAME	Map 117-9-B
(NAME) 100 Longwood Place	(NAME) P.O. Box 24182	Parcel 1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Nashville, TN. 37202	7DA-79613
(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 the Grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Creason Clayton Construction Company, Inc., hereinafter called Grantor, ~~has~~ have *this day bargained and sold, and do hereby transfer and convey unto the said* Cosette M. Baker, hereinafter called Grantee, her ~~successors~~, heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Longwood of record in Book 5200, page 86, Register's Office for said County, as amended as to floor areas and lot coverages in Book 5419, page 183, said Register's Office.

Said Lot No. 1 fronts 45.47 feet on the easterly margin of Longwood Place and extends around a curve in an easterly direction 31.42 feet to extend back 57.27 feet on its southerly line and 77.84 feet on its northerly line, to a line in the rear measuring 65.47 feet thereon.

Being part of the same property conveyed to Creason Clayton Construction Company, Inc. by deed from Christine Moore and husband, S. J. Moore of record in Book 5239, page 606, said Register's Office, and from Board of Trustees, Belle Meade United Methodist Church, etal, of record in Book 5239, page 602, said Register's Office.

This conveyance is subject to Restrictive covenant contained of record in Book 5344, page 353; setback lines, easements and other such limitations of record in Book 5200, page 86, said Register's Office. Easement for sewer system and/or storm drainage granted to Metropolitan Government of record in Book 3401, page 531, and in Book 5287, page 712, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 98,500.00

Subscribed and sworn to before me, this the 17th day of March 19 80.

My commission expires: Jan 20, 1984 (Affix Seal)

Affiant: Cosette M. Baker

Notary Public: M. Thomas Smith Jr.

This is (unimproved ( ) improved (X)) property, known as 100 (House Number) Longwood (Street) Place, Nashville, TN 37215 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 Grantee, her ~~successors~~, *heirs and assigns forever.* it *covenant that* it is *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 1980 taxes which have been pro-rated.

It *further covenants and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 17th *day of* March, 1980, *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 CONSTRUCTION COMPANY, INC.

BY: Creason Clayton, Pres.
CREASON CLAYTON, PRESIDENT

03/18 262.60- CHECK

8360

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5579 PAGE 546

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* Creason Clayton ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President ..... *of the* Creason Clayton Construction Company, Inc. ..... *the within named bargainor, a corporation, and that* he *as such* President ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President .....

Witness my hand and seal, at office in.....
this 17th *day of* March *, 19* 80

Commission expires Jan 22, 1984 ..... Notary Public

WARRANTY DEED

FROM

CREASON CLAYTON CONSTRUCTION COMPANY, INC.

TO

COSETTE M. BAKER

F 80958

IDENTIF. REFERENCE

MAR 18 8 32 AM '80

FELIX Z. WILSON II 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5579 PAGE 547

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

58500.00- CO
256.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 262.60-
6380A03/18/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.80958

IDENTIF. REFERENCE

MAR 18 8 33 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 747478