This instrument prepared by Milton W. Smith, Jr.
2400 Crestmoor Rd., Nashville, TN 37215

#740223

WARRANTY DEED

BOOK 5711 PAGE 450

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Horton F. Early etux	(Same)	Map 116-16-A
(NAME) 4102 Estes Rd. (Unit 4-B The Garden)	(NAME)	Part of Parcel 7.1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS)	(Unit 4-B)
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

--------($10.00)---------- *Dollars,*

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

Creason Clayton and wife, Gania Clayton, hereinafter called Grantor,

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

Horton F. Early and wife, Ruth K. Early, hereinafter called Grantees, their

certain real estate in Davidson County, Tennessee, as follows: (s)XXXXXXX *heirs and assigns.*

Being Unit No. 4-B as located on Lot No. 4 of the Plan of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on Exhibit "B" of the Master Deed and By-Laws of "The Garden", Lots 3, 4, 5, and 6, Condominium, of record in Book 5679, page 93, said Register's Office, to which reference is here made for a more complete description of said unit, together with appurtenant interest in the common and limited common areas as shown on said Exhibit "B".

Being part of the property conveyed to Creason Clayton by deed from Geddes Douglas and wife, of record in Book 5380, page 618, said Register's Office.

Said Unit No. 4-B is conveyed expressly subject to the conditions, covenants, restrictions, assessments, and other obligations of the Master Deed of record in Book 5537, page 793, and attendant By-Laws of record in Book 5537, page 799, said Register's Office, as made applicable to Unit No. 4-B by instrument of record in Book 5679, page 91, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 120,000.00

Subscribed and sworn to before me, this the 17th day of February 19 81

Affiant

My commission expires: Jan 22, 1984 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4102 Estes Rd., 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.*

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

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

Witness our *hand* S *this* 17th *day of* February , 19 81, *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 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 and wife, Gania Clayton,

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* 11th *day of* February *, 19* 81.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires Jan 22, 1984 *Notary Public*

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 Creason Clayton & Gania Clayton

TO Horton F. Early &

Ruth K. Early

CHECK 318.50

G 29603

IDENTIF. REFERENCE

FEB 17 3 15 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Colonial Title Company
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5711 PAGE 452

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00-	CO
			312.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 318.50-
			0235A02/17/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 29603

IDENTIF. REFERENCE

FEB 17 3 15 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 807115