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

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. P. Russell, Sr. and	W. P. wife) Russell, Sr. and wife	Map 116-16-A
(NAME)	(NAME)	
4106 Estes Road (Unit 5-B)	(same)	Part of Parcel 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		(Unit 5-B)
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5729 PAGE 763

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,

have this day bargained and sold, and do hereby transfer and convey unto the said W. P. Russell, Sr., and wife, Virginia C. Russell, hereinafter called Grantees, their *(successors), heirs and assigns,*

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

Being Unit No. 5-B as located on Lot No. 5 on the Plan of "The Garden" of record in Book 5200, page 224, Register's Office for said county, and as shown on "Exhibit B" to 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 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.

This Unit is conveyed subject to conditions, covenants, restrictions, and obligations, including assessments, contained in the Master Deed of record in Book 5537, page 793, and in attendant By-Laws of record in Book 5537, page 799, as made applicable to Unit 5-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 $ 153,715.00

Subscribed and sworn to before me, this the 6th day of April, 19 81

My commission expires: Jan 22, 1984

(Affix Seal)

W. P. Russell
Affiant

Notary Public

unimproved (X)
This is improved (X) property, known as 4106 Estes Road (Unit 5-B) 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

XXXXXX

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

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

Witness our *hand* S *this* 6th *day of* April, 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 *this* 6th *day of* April *, 19* 81.

Commission expires Jan 22, 1984

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 .....

8877 04/07 406.10 - CHECK

WARRANTY DEED

FROM

TO

G 3 6 3 4 3

IDENTIF. REFERENCE

APR 7 8 47 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 _____

FOR BOOK 5729 PAGE 765

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
			153715.00- CO	
			399.62 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 406.12-	
807A04/07/81			94L .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3634 3

T
IDENTIF. REFERENCE

APR 7 8 47 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815421