WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 3882 PAGE 229

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph H. Kramer (NAME)	First Federal Savings & Loan Assn (NAME)	30A-67880
2463 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Union Street at Fourth Avenue North (STREET ADDRESS)	MAP. 73-16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR. 56 N1 S

For and in consideration of the sum of Ten and No/100 ($10.00) **DOLLARS** cash in hand paid by Ralph H. Kramer and wife, Joe Nell G. Kramer and the assumption of the unpaid principal balance in the sum of $14,757.27 owing First Federal Savings & Loan Association of Nashville upon a certain note executed by the grantors herein and secured by a deed of trust to T. I. Holman, Jr., Trustee of record in Book 2944, page 613, Register's Office for Davidson County, Tennessee, we, David E. Swanson and wife, Marilyn B. Swanson,

have bargained and sold, and by these presents do transfer and convey unto the said Ralph H. Kramer and wife, Joe Nell G. Kramer, **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 5 on the Plan of Sunset View, Section III, as of record in Book 2663, page 44, Register's Office for said County.

Said Lot No. 5 fronts 95 feet on the southerly side of Cabin Hill Road and runs back 288.8 feet on the easterly line and 243.8 feet on the westerly line to a dead line in the rear, measuring 133.8 feet thereon.

Being the same property conveyed to David E. Swanson and wife, Marilyn B. Swanson, by deed from Clarence E. Elrod and wife, Elaine C. Elrod, of record in Book 2927, page 269, said Register's Office.

This conveyance is subject to restrictions of record in Book 2492, page 307, which were made applicable by instrument of record in Book 2740, page 536, said Register's Office and easements and set back lines as shown on the above plan of record.

This is unimproved ( ) improved ( ) property, known as 2463 Cabin Hill Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** s **this** 25th **day of** November, **19** 64.

David E Swanson

Marilyn B Swanson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Harold W. Fitzpatrick, a Notary Public in and for said County and State, the within named David E. Swanson and wife, Marilyn B. Swanson, the bargainors, 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 25th day of November, 1964.

Commission expires March 27, 1966

Harold W. Fitzpatrick
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

David E. Swanson and wife,

Marilyn B. Swanson

TO

Ralph H. Kramer and wife,

Joe Nell G. Kramer

77310

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 21 10 22 AM '65
NOTE D. BOOK 111 PAGE 423
RECORDING FEE $ 2.00
DEP. REG. M

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Ralph H. Kramer
2463 Cabin Hill Road
Nashvillle, Tennessee

STATE TAX $ 25.89
PROBATE .50
TOTAL $ 26.39

APR 21 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID APR 21 1965

CT