3rd Ave. N. Nashville, Tenn. — 449 Lanier Madison, Tenn. — James R. McClung Madison, Tenn.

WARRANTY DEED BOOK 4096 PAGE 532 MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100---------- DOLLARS ($ 10.00),

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note, dated December 5, 1956, in the amount of $6,609.02, balance as of December 1, 1960, payable to Murphree Mortgage Company of Nashville, with interest at the rate of 4½% per annum, both principal and interest payable in monthly installments as set out therein, page 69, Register's Office fro Davidson County, Tennessee,

DOCUMENTARY 55 CENTS 55

Map 52-2 Par. 85

Ben Ray Baker and wife Frances G. Baker & Delmas M. Grammer Jr. and wife Mildred N. Grammer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Delmas M. Grammer Sr. and Elizabeth C. Grammer (wife)

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Northerly 47 feet 6 inches of Lot 3, and the Southerly 15 feet of Lot No. 4 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, said Register's Office. Said parts of said lots adjoin and front together 62 feet 6 inches on the easterly side of Lanier Drive and run back between lines, 150 feet to a dead line.

Being the same property conveyed to Ben Ray Baker and wife Frances G. Baker and Delmas M. Grammer Jr. and wife Mildred N. Grammer as of record in book ~~3167~~ 3167 page ~~44~~ 44 in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 4th day of January, 1967.

Ben Ray Baker

Frances G. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Homer B. Calhoun, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ben Ray Baker and wife Frances G. Baker and Delmas M. Grammer Jr. and wife Mildred N. Grammer, the 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 Madison, Tennessee, this, the 7 day of Jan., 19 67

My commission expires: Oct-30-68

Homer B. Calhoun
Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

WARRANTY DEED

From

Don Ray Baker & Frances G. Baker

& Delmas M. Cramer Jr. and

Mildred N. Cramer

To

DELMAS M. CRAMER SR. & WIFE

ELIZABETH C. CRAMER

58321

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 25 2 04 PM '57

NOTE BOOK 115 PAGE 661
RECORDING FEE $ 2.50
DEP. REG. _____

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

BOOK 4096 PAGE 533

STATE TAX $ _____
PROBATE
TOTAL $ 2.50

JAN 25 1957

R. E. WORRALL
COUNTY CO. RT. CLERK
DAVIDSON COUNTY, TENN.

PAID JAN 25 1954