Prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee 37201

BOOK 4577 PAGE 758

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel D. Dunaway (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	61-3
929 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	24th Floor, L & C Tower (STREET ADDRESS)	Parcel 23
Nashville, Tennessee (CITY) (ZIP CODE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	12D 14000

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Allen G. Kramer and wife, Diana S. Kramer

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

Joel D. Dunaway and wife, Mildred W. Dunaway

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 70 on the Plan of Gra-Mar Acres, Section 2, as of record in Book 2133, page 74, Register's Office for said County.

Said Lot No. 70 fronts 70 feet on the easterly side of Lemont Drive and runs back between lines 247.4 feet on the northerly line and 220 feet on the southerly line to a fence line in the rear, on which it measures 110 feet.

Being the same real property conveyed to Allen G. Kramer and wife, Diana S. Kramer, by deed from Robert W. Pollack and wife, Barbara H. Pollack, of record in Book 4220, page 199, 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 $ 15,300.00

Subscribed and sworn to before me, this the 18 day of February 1972

Affiant

My commission expires: 11-8-75
(Affix Seal)

Notary Public

This is {unimproved} {improved (X)} property, known as 929 Lemont Drive, Nashville, Tennessee
(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
Grantee
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* Grantee
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 17th day of Feb., 1972 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Allen G. Kramer

Diana S. Kramer

BOOK 4577 PAGE 759

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen G. Kramer and wife, Diana S. Kramer

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 Hendersonville Tennessee, this 17 day of February, 1971.

Thomas M. Moore Notary Public

Commission expires February 26, 1973

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 ...

FEB18 CONV 15,300.00
FEB18 S TAX A* 39.78
FEB18 PR FEE A* .50
FEB18 W DEED A* 4.00 * 44.28

WARRANTY DEED

FROM

ALLEN G KRAMER ET UX

TO

Joel D. Dunaway et ux

B 4 9 0 6 5

IDENTIF. REFERENCE

FEB 18 2 57 PM '72

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to Joel D Dunaway
929 Lamont Drive
Nashville, Tenn