BOOK 4888 PAGE 977

This instrument was prepared by
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LULA MAI MARTIN (NAME)	United Mortgagee Servicing Co (NAME)	12D38935
3916 Banbury Dr. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Map 41-10
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	Pcl. 35

Mo

FOR AND IN CONSIDERATION of the sum of ----------TEN----------
----------AND NO/00---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 3931, Page 809, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof; Assigned in Book 3961, Page 426, RODCT.

WE, ALLEN G. KRAMER AND WIFE, DIANA S. KRAMER, hereinafter called GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said
LULA MAI MARTIN, A WIDOW, hereinafter called Grantee, her

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

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of BELLSHIRE ESTATES, Section B, as of record in Book 2331, Pages 128 and 129, Register's Office for said County.

Said Lot No. 424 fronts 208.9 feet on the southeasterly margin of Banbury Drive and extends back between converging lines 311.4 feet on the southerly line and 313.2 feet on the northeasterly line.

BEING the same property conveyed to Allen G. Kramer and wife, Diana S. Kramer by deed from Ben C. Summers and wife, Mildred L. Summers as of record in Book 4555, Page 439, Register's Office for Davidson County, Tennessee.

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 6 day of Feb., 1975

Allen G. Kramer
(ALLEN G. KRAMER)

Diana S. Kramer
(DIANA S. KRAMER)

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STATE OF TENNESSEE }
COUNTY OF SUMNER

Personally appeared before me, Paulette L. Oldham, *a Notary Public in and for said County and State,* ALLEN G. KRAMER AND WIFE, DIANA S. KRAMER

the within named bargainor....., 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* 10 *day of* Feb *, 19* 75

Paulette L. Oldham
Notary Public

Commission expires 1-22-79

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 22,502.04

Subscribed and sworn to before me, this the 10 day of Feb. 19 75

Affiant Lula Mai Martin

My commission expires: 1-22-79 (Affix Seal)

Notary Public Paulette L. Oldham

FEB 12 75 CONV 22,502.04
FEB 12 75 S'TAX A* 58.50
FEB 12 75 PR'FEE A* .50
FEB 12 75 W'DEED A* 4.00 * 63.00

WARRANTY DEED

FROM
ALLEN G. KRAMER, ET UX

TO
LULA MAI MARTIN

C 87374

IDENTIF. REFERENCE

FEB 12 10 40 AM '75

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989