This form furnished by Sumner County Title Co.

BOOK 4978 PAGE 705

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 37,000.00

Larry L. Cravens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 1975

Bennette C. Mannis
Notary Public

MY COMMISSION EXPIRES: June 21, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Dennis Sanders, Atty. at law, 361 W. Main St., Hendersonville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry L. Cravens, et ux (NAME)	(Same) (NAME)	
Mount Vernon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63-4
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	5.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RALPH T. GRAGG and wife, DOLORES S. GRAGG HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY L. CRAVENS and wife, BETTY J. CRAVENS HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the City of Lakewood in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lakewood Heights Subdivision, as of record in Book 3842, page 25, Register's Office for said County.

Said Lot No. 10 fronts 96.66 feet on the westerly margin of the turnaround at the southerly terminus of Mount Vernon Drive and runs back between lines measuring 228.0 feet on the northerly line and 211.8 feet on the southerly line to a line in the rear measuring 157.4 feet thereon.

Being the same property conveyed to Ralph T. Gragg and wife, Dolores S. Gragg, by deed from Vernon Lewis Malone, Jr. and wife, Brenda Joyce Malone, as of record in Book 4708, page 812; Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3966, page 629; as amended in Book 4237, page 202; setback line shown on Plan of record in Book 3842, page 25; as amended in Book 4237, page 200; said Register's Office.

This is unimproved ( ) improved (X) property, known as Mount Vernon Drive, Old Hickory, Tenn. 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 3rd day of December, 19 75
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ralph T. Gragg
RALPH T. GRAGG

Dolores S. Gragg
DOLORES S. GRAGG

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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, the within named Ralph T. Gragg and Dolores S. Gragg

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 Old Hickory, Tennessee, this 3rd day of December 19 75

Commission expires 5/10/76

Notary Public

STATE OF TENNESSEE
County of

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

RALPH T. GRAGG and wife,

TO

DOLORES S. GRAGG

TO

LARRY L. CRAVENS and wife,

BETTY J. CRAVENS

D 27903

IDENTIF. REFERENCE

DEC 11 2 16 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 11 75	CONV	37,000.00			
DEC 11 75	S'TAX		B*	96.20	
DEC 11 75	PR'FEE		B*	.50	
DEC 11 75	W'DEED		B*	4.00	* 100.70

File

SUMNER COUNTY TITLE CO.

Titles Guaranteed

Old Hickory Employees Credit Union
Old Hickory, Tennessee
Hendersonville, Tennessee