BOOK 5002 PAGE 819

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 1976.

Notary Public

MY COMMISSION EXPIRES: 7/20/76

(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 1976

Deputy Register

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KARL MARTIN GRAU ET UX (NAME)	SCHUMACHER MORTGAGE COMPANY, INC. (NAME)	162-7-7
88 Benzing Road (STREET ADDRESS OR ROUTE NUMBER)	5100 Poplar Avenue, Clark Tower (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38137 (CITY) (STATE) (ZIP)	

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, WILLIAM J. PROCTER and wife, EVA G. PROCTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KARL MARTIN GRAU AND WIFE, DOROTHY E. GRAU

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 Davidson County, Tennessee, being Lot No. 78 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

SAID Lot No. 78 fronts 69.00 feet on the northwesterly side of Benzing Road and extends back 148.9 feet on the northeasterly line and 162.1 feet on the southwesterly line, to a line in the rear, on which it measures 102.69 feet.

BEING the same property conveyed to William J. Procter and wife, Eva G. Procter by deed from John P. Gimble and wife, Barbara A. Gimble of record in Book 832, page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3861, page 744, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 88 Benzing Road, Antioch, Tennessee 37013
(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, 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 2nd day of March, 1976

WILLIAM J. PROCTER

EVA G. PROCTER

STATE OF MISSOURI
County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM J. PROCTER and wife, EVA G. PROCTER

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 FLORA, Missouri this 2nd day of March 1976.

Commission expires 8-19-79

Richard Gastula
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

FILE IN BOX 4

WARRANTY DEED

FROM

WILLIAM J. PROCTER ET UX

TO

KARL MARTIN GRAU ET UX

D 38882

IDENTIF. REFERENCE

MAR 4 2 54 PM '76

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

MAR 4 76	CONV	37,600.00			
MAR 4 76	S'TAX		B*	97.76	
MAR 4 76	PR'FEE		B*	.50	
MAR 4 76	W'DEED		B*	4.00	* 102.26

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.