This instrument prepared by
James R. Wyatt
First American Center
Nashville, Tennessee

BOOK 5164 PAGE 482

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Harrell, et ux	Security Federal Savings & Loan Assn.	Map 52-1
(NAME)	(NAME)	
148 Harrington Avenue	4235 Hillsboro Road	Parcel 76
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Billy Harrell and wife, Lucile Harrell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Simon E. Kramer and wife, Magda Kramer

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Harrell and wife, Lucile Harrell, their

~~XXXXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 35 on the Plan of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.
Said Lot No. 35 fronts 50 feet on the south side of Harrington Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Simon E. Kramer and wife, Magda Kramer, by deed from E. C. Chance, Inc., a Tennessee corporation, of record in Book 3761, page 463, Register's Office for said County.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 24th day of June, 1977

Affiant

My commission expires: 11-26-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 148 Harrington Avenue (House Number) Madison, Tennessee (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 Billy Harrell and wife, Lucile Harrell, their

~~XXXXXXX~~, *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,* except for taxes for 1977 which are prorated and assumed by grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Billy Harrell and wife, Lucile Harrell, their

~~XXXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand(s) this 24th day of June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Simon E. Kramer

Magda Kramer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Karen Ann Epps, *a Notary Public in and for said County and State,* Simon E. Kramer and wife, Magda 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 Nashville, *Tennessee, this* 24th *day of* June, *19*77.

Karen Ann Epps
Notary Public

KAREN ANN EPPS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11-26-79

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 .....

WARRANTY DEED

FROM

Simon E. Kramer, et ux

TO

Billy Harrell, et ux

JUN28'77 CONV 17,000.00
JUN28'77 S'TAX B* 44.20
JUN28'77 PR'FEE B* .50
JUN28'77 W'DEED B* 4.00 * 48.70

11431

Compliments of
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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238