BOOK 5679 PAGE 94 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,782.97

Launce B. Kramer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 80.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS, from information furnished by the parties
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Launce Benton Kramer (NAME)	Mercantile Mortgage Company (NAME)	82-12-198
110 McFerrin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO. 63178 (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, Roger Lynn Whittenberg and wife, Elaine S. Whittenberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAUNCE BENTON KRAMER and wife, LUCY ANNA KRAMER

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. 46 on the plan of Neill S. Brown to East Nashville, of record in Book 57, page 50, Register's Office for said County.

SAID Lot No. 46 fronts 50 feet on the westerly margin of McFerrin Avenue and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Roger Lynn Whittenberg and wife, Elaine S. Whittenberg by deed from Ben L. Dyer and wife, Joy I. Dyer of record in Book 5573, page 222, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of one certain trust deed dated February 28, 1980, and filed for record on March 3, 1980, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5573, page 225, and note of even date thereby secured, in the original amount of $25,900.00 payable to Tennessee Housing Development Agency, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee.

The grantees further hereby assume the obligations of the Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XX) property, known as 110 McFerrin Avenue, Nashville, Tennessee 37206
(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 14th day of November, 19 80

Roger Lynn Whittenberg Elaine S. Whittenberg

STATE OF TENNESSEE
Davidson County

BOOK 5679 PAGE 95

Personally appeared before me, I. Dyke Tatum, a Notary Public in and for said County and State, the within named Roger Lynn Whittenberg and wife, Elaine S. Whittenberg

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 Nashville, Tennessee, this 14th day of November 19 80

Commission expires 1-18-82

I. Dyke Tatum
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Roger Lynn Whittenberg and wife,

Elaine S. Whittenberg

TO

Launce Benton Kramer and wife,

Lucy Anna Kramer

G 17786

IDENTIF. REFERENCE

Nov 17 2 52 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pnw

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5679 PAGE 96

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

27782.97- CO
72.28 CO TX
.50 PRFEE
6.00 WDEED
CHECK 78.78-
4924A11/17/80 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 7 8 6

IDENTIF. REFERENCE

Nov 17 2 52 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 792367