FORM NO. WD-1

BOOK 5749 PAGE 452

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 31,653.91 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th. DAY OF May 19 81

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott C. Ludwick and wife, Gale Ann Ludwick (NAME)	Mercantile Mortgage Company (NAME)	105-7-283
528 Moore Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	6DA-20230
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri (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, Judyer Frank Kittrell and wife, Lillian G. Kittrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott C. Ludwick and wife, Gale Ann Ludwick, as tenants by the entirety.

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:

Being the westerly 30 feet of Lot 7 and the easterly 35 feet of Lot 8 on the Plan of the Subdivision of the Moore Tract of reocrd in Book 137, page 91, Register's Office for said County.

Said westerly part of Lot 7 and easterly part of Lot 8 front together 65 feet on the northerly side of Moore Avenue and run back between parallel lines 148 feet, more or less, to a dead line.

Being the same property conveyed to Judyer Frank Kittrell and wife, Lillian G. Kittrell by deed from Dewel C. Allen and wife, Dolores J. Allen of record in Book 5330, page 614, Register's Office for Davidson County, Tennessee.

The Grantees assume and agree to pay a mortgage held by Mercantile Mortgage Company of record in Book 5330, Page 616, Register's Office for said County. Escrow account and insurance to be transferred to Grantees.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 8/28/78 and filed for re 8/28/78, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5330, page 616, and note of even date thereby secured, in the original principal amount of $25,900.00, payable to Mercantile Mortgage Company, which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further hereby assume the obligations of Judyer Frank Kittrell and wife, Lillian G. Kittrell 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 conveyance is subject to such restrictions, easements and setback lines of record in said Register's Office.

unimproved ( ) This is improved ( ) property, known as 528 Moore Avenue, Nashville, Tennessee 37203
(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 26th. day of May, 19 81

Judyer Frank Kittrell

Lillian G. Kittrell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judyer Frank Kittrell and wife, Lillian G. Kittrell

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 26th. day of May 19 81

Commission expires 7/19/81

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

G. 4. 3 3 5 5

WARRANTY DEED

FROM

Judyer Frank Kittrell and wife,

Lillian G. Kittrell

TO

Scott C. Ludwick andwife,

Gale Ann Ludwick

IDENTIF. REFERENCE

MAY 27 11 07 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

7550 05/27 88.00 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

31653.91- CO
82.42 CO TX
.50 PRFEE
6.00 MORTG
CHECK 88.32-
7695A05/27/81 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G43555

IDENTIF. REFERENCE

MAY 27 11 00 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 823914