8599 09/17 169.78- CHECK

BOOK 5795 PAGE 908

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,847.65

Marianne Kramer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 19 81

Notary Public

MY COMMISSION EXPIRES: 4/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronald L. Kramer and wife, Marianne Kramer (NAME)	First Tennessee Bank N.A. Memphis (NAME)	Map 73-3
2504 Pleasant Green (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 474 (STREET ADDRESS)	Parcel 28
Nashville, Tn. 37214 (CITY) (STATE) (P O ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	3DZ-50194

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 Walter Wayne Smith and wife, Marilyn Nan Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Kramer and wife, Marianne Kramer, 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 Lot No. 75 on the Plan of Sutherland Heights, Section 2, of record in Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Walter Wayne Smith and wife, Marilyn Nan Smith by deed from James T. Walker and wife, Terry T. Walker, of record in Book 5545, page 341, Register's Office for said County.

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 December 17, 1979, and filed for record December 18, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5545, page 344, and note of even date thereby secured, in the original principal amount of $48,550.00 payable to First Tennessee Bank N. A. Memphis, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
THE GRANTEE further hereby assumes the obligations of Walter Wayne Smith and wife, Marilyn Nan Smith under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Escrow account and insurance to be transferred to Grantees.

THIS conveyance is made subject to restrictions of record in Book 2795, page 97, said Register's Office, and such easements and setback lines as shown on the plan of record in Book 2663, page 58, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2504 Pleasant Green Nashville, Tennessee 37214
(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 seised 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 17th day of September, 19 81

Walter Wayne Smith Walter Wayne Smith

Marilyn Nan Smith Marilyn Nan Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Wayne Smith and Marilyn Nan Smith

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 17th day of September 19 81

Commission expires 4/21/85

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

WARRANTY DEED

FROM

Walter Wayne Smith and wife,

Marilyn Nan Smith

TO

Ronald L. Kramer and wife,

Marianne Kramer

G 60368

IDENTIF. REFERENCE

SEP 17 1 19 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5795 PAGE 910

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
			62847.65- CO	
			163.28 CO TX	
			.50 PRFEE	
			6.00 MORTGAGE	
			CHECK 169.78-	
			8595A09/17/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60368

IDENTIFICATION REFERENCE

SEP 17 1 18 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 844075