OFFICIAL RECEIPT

BOOK 5898 PAGE 578

FORM NO. WD-1

G 9 5 7 2 0

IDENTIF. REFERENCE

JUN 16 8 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,752.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 82

Notary Public

MY COMMISSION EXPIRES: 1-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
W. E. Weems, II, Attorney at Law, 2500 Hillsboro Road, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Charles Auer (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, MO (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, SCOTT C. LUDWICK and wife, GALE ANN LUDWICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES AUER and wife, VALERIE F. AUER

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 record 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 Scott C. Ludwick and wife, Gale Ann Ludwick by deed from Judyer Frank Kittrell and wife, Lillian G. Kittrell, of record in Book 5749, page 452, Register's Office for Davidson County, Tennessee.

Grantees assume all Grantor's obligations in, and promise to pay all amounts secured by, a deed of trust in Book 5330, Page 616 in said Register's Office.

This is unimproved ( ) improved (X) property, known as 528 Moore Avenue (House Number) Nashville, (Street) Tennessee (P. O. Address) 37203 (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 June, 19 82

SCOTT C. LUDWICK

GALE ANN LUDWICK

OFFICIAL RECEIPT

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 SCOTT C. LUDWICK and wife, GALE ANN LUDWICK

the bargainors, 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 June 19 82

Commission expires 1-20-85

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
SCOTT C. LUDWICK and wife,
GALE ANN LUDWICK

TO
CHARLES AUER and wife,
VALERIE F. AUER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____ BOOK 5898 PAGE 580

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
			29752.37- CO	
			77.48 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.98-
			2767A06/16/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 5 7 2 0

IDENTIF. REFERENCE

JUN 16 8 48 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886511