THIS INSTRUMENT PREPARED BY:
David M. Amonette
AMONETTE & STUBBS
554 West Main Street
Gallatin, Tennessee 37066

ADDRESS NEW OWNER:
Philip D. Kramer, et ux
8342 Merrymount Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Leader Federal Mortgage, Inc.
P. O. Box 2926
Memphis, TN 38101-2926

Map 127, Parcel 131

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LANCE DURDEN and wife, SUSAN DURDEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PHILIP D. KRAMER and wife, JULIE H. KRAMER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of John Cunningham Estates, Section 3, as of record in Book 4860, Page 69, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 10 fronts 140.00 feet on the northwesterly margin of Merrymont Drive and extends back 372.91 feet on the northeasterly line and 367.88 feet on the southwesterly line to a broken line in the rear, which the northerly portion fronts 229.90 feet on the southerly margin of Newsom Station Road, a total of 330.20 feet thereon.
>
> Being the same property conveyed to Lance Durden and wife, Susan Durden by deed from Robert L. Drinkwine and wife, Janice T. Drinkwine, of record in Deed Book 6747, Page 171 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants contained in an instrument of record in Deed Book 4215, page 4, said Register's Office, and to the matters set forth in the above-referenced plan of record. Additional restrictions also contained in Book 5094, page 1, said Register's Office.

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 the Grantors do covenant with the said Grantees that they are lawfully seized and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, 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.

This is improved property located at 8342 Merrymount Drive, Nashville, Tennessee 37221.

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IN WITNESS whereof, the parties hereto have duly executed the foregoing on this the 21st day of October, 1987.

Lance Durden
LANCE DURDEN

Susan Durden
SUSAN DURDEN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said county and state, LANCE DURDEN and wife, SUSAN DURDEN, the within named 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 office on this the 21st day of October, 1987.

NOTARY PUBLIC

My Commission Expires:

~~MY COMMISSION EXPIRES MAY~~ 11, 1991

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED TEN THOUSAND AND NO/100 ($110,000.00) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 21st day of October, 1987.

(SEAL)

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MAY 11, 1991

7.6.7.1.9

IDENTIFICATION REFERENCE

Oct 26 8 29 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

110000.00- CAMT.
308.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 314.50-
5867A10/26/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.1.9

IDENTIFICATION REFERENCE

OCT 26 8 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29231