THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 9543PG477

ADDRESS NEW OWNER:
Darin K. Kramer, et ux
221 Cherry Street
Madison, TN 37115

MORTGAGEE:
Chase-Manhattan Mortgage Corp.
155 Franklin Road, Ste 255
Brentwood, TN 37027

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
43-13-297
FB No. 11D 4767D

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth E. Martin and Robin M. Bryant,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darin K. Kramer and wife, Melani M. 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:

> Being Lot No. 6 on the Plan of Block D, Crittenden Estates, of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Said lot fronts 50 feet on the northerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.
>
> Being the same property conveyed to Kenneth E. Martin and Robin M. Bryant, by deed from Hubert A. Reed and wife, Mary H. Reed, as of record in Book 9111, page 843, Register's Office for Davidson County, Tennessee.

This is improved property known as 221 Cherry Street, Madison, Tennessee 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 9th day of December, 1994.

Kenneth E. Martin
KENNETH E. MARTIN

Robin M. Bryant
ROBIN M. BRYANT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth E. Martin and Robin M. Bryant**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 10/1/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 10/1/95

16537

IDENTIFICATION REFERENCE

RECORDED 12 DEC 12 AM 11:42

RECORDING FEE

DATA PROCESSING FEE

TOTAL

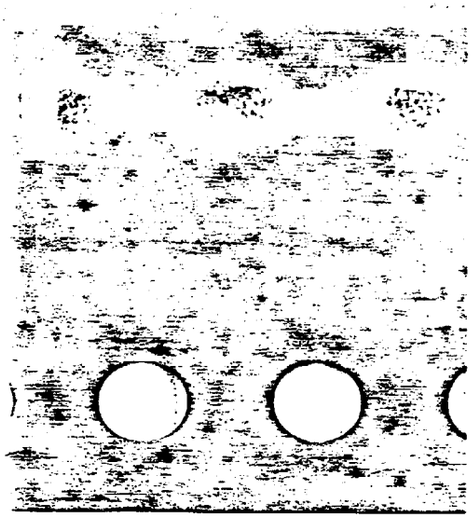
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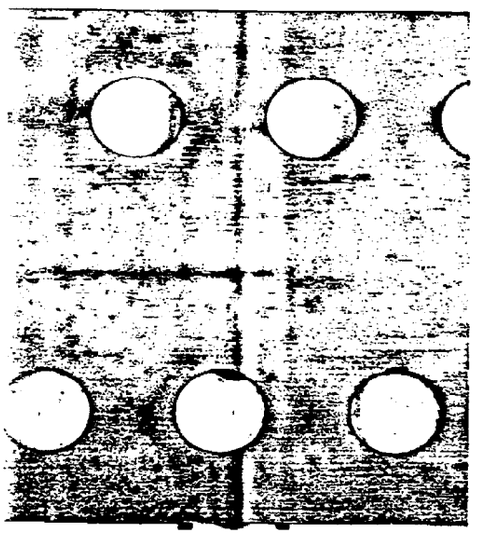
2297 12/12 0101 03CHECK 175.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9543 PG 479

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

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2287

16537
IDENTIFICATION REFERENCE

94 DEC 12 AM 11:42
REGISTER
DAVIDSON COUNTY, TN

No. 862256