BOOK 10538 PG 225

64

WARRANTY DEED

97 JUL 22 AM 12:15

0328995

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **8th** day of **July, 1997** by and between

ERIC L. KRAMARENKO , UNMARRIED

hereinafter referred to as Grantor, and

GREGORY B. GRAMLICH and DONNA M. GRAMLICH, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING THE WESTERLY 60 FEET OF THE SOUTHERLY 288.5 FEET OF LOT NO. 43 ON THE PLAN OF KENNEDY AND GRAVE'S SUBDIVISION OF BLOCK "C" AND "D" IN MONTE VISTA OF RECORD IN BOOK 843 PAGE 14 REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA M. KRAMARENKO BY QUIT CLAIM DEED FROM ERIC L. KRAMARENKO OF RECORD IN BOOK 10373 PAGE 307 SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO ERIC L. KRAMARENKO BY FINAL DECREE FROM LISA M. KRAMARENKO OF RECORD IN BOOK 10500 PAGE 583 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7460 07/22 0101 03MEDI 27.50

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Donna Gramlich

Gregory B. Gramlich

Eric L Kramarenko

ERIC L. KRAMARENKO , UNMARRIED

BOOK 10538 PG 226

INDIVIDUAL

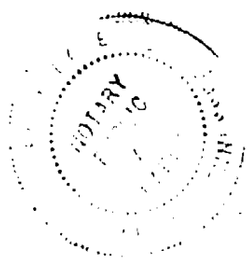
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ERIC L. KRAMARENKO** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **July, 1997**.

Notary Public

Commission Expiration: 3-25-1999



STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

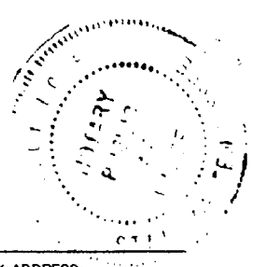
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. *$70,700.00

Affiant

Subscribed and sworn to before me this **8th** day of **July, 1997**.

Notary Public

Commission Expiration: 3-25-1999



RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	GREGORY B. GRAMLICH DONNA M. GRAMLICH 1309 MCALPINE AVE. NASHVILLE, TN 37216	1309 MCALPINE AVE. NASHVILLE, TN 37216 MAP PARCEL NUMBER 61-16-0-99

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

RECEIVED OF _____

FOR _____ BOOK 10538 PG 227

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 70700.00
CON TX 261.59
PRFEE 1.00
MTGFEE 8.00
TOTAL 270.59
CHECK 270.59

07/22/97 01 12:14 0001 7460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0328995 IDENTIFICATION REFERENCE

97 JUL 22 PM 12:15

DAVIDSON COUNTY

No. 1177142