For and in consideration of the sum of $ 10.00 - - - - - - - - - - - - - - - - - - -
- - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged, We,

C. H. Beaty and wife, Melba Beaty

have bargained and sold, and by these presents do transfer and convey unto the said George W. Demonbreun and wife, Edine Elizabeth Demonbreun, 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. 4 and the westerly 25 feet of Lot No. 5, of Block "C", on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot and part of lot adjoin and front together 75 feet on the northerly side of Ardee Avenue and run back 194.5 feet on the westerly line of Lot 4, and 198.15 feet, more or less, on the easterly line of said part of Lot 4, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to C. H. Beaty, or Chester H. Beaty, and wife, Melba, or Melba L. Beaty, by two deeds, one from W. D. Dutton and wife, of record in Book 1132, page 193 and the other from C. M. Woodward and wife, of record in Book 1426, page 320, 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 George W. Demonbreun and wife, Edine Elizabeth Demonbreun their heirs and assigns, forever.

And we do covenant with the said George W Demonbreun and wife, Edine Elizabeth Demonbreun 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, except taxes for 1954 which are prorated and assumed by the purchasers.

And we, C. H. Beaty and wife, Melba Beaty do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George W Demonbreun and wife, Edine Elizabeth Demonbreun, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of June, 1954.

C. H. Beaty

Melba Beaty

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named C. H. Beaty and wife, Melba Beaty 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 23 day of June, 1954

Commission expires January 29, 1955

Jessie B. Overton
Notary Public

8950 23452

WARRANTY DEED

FROM

C H BEATY, ETUX

TO

GEORGE W DEMONBREUN, ETUX

(Please put in Murphree Mtg box)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of JUN 1954
at 8:56 o'clock A M. Noted in Note Book 82 page 116
2.00
T. B. Wilson