BK 3431

APPROVED AS TO LEGALITY ON
THIS 24 DAY OF Aug 1962
TENNESSEE TITLE COMPANY
BY William J. Harbison

For and in consideration of the sum of $10.00
----------TEN DOLLARS AND NO/100---------- DOLLARS
cash in hand paid by Carroll M. Polk and wife, Jewell H. Polk

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Walter S. Demonbreun and wife, Carolyn Denney Demonbreun

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Map of Shelby Village No. Two, as recorded in Book 1835, page 48, Register's Office for said County.
Said Lot No. 151 fronts 75 feet on the northerly side of Electric Avenue and runs back between lines, 106 feet on the westerly line and 108.3 feet on the easterly line, to a dead line in the rear, measuring 48 feet thereon.
Being the same property conveyed to Walter S. Demonbreun and wife, Carolyn Denney Demonbreun by deed from Charles S. Weaver and wife, of record in Book 2045, Page 82, said Register's Office.

[redacted]

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. except for 1962 taxes which have been prorated and will be paid by purchaser when due.

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 24th. day of August 1962

Walter S. Demonbreun
Carolyn Denney Demonbreun

STATE TAX $ 13.93
PROBATE
TOTAL $ 13.93

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Thelma Neal AUG 29 1962, a Notary Public in and for said County and State, the within named Walter S. Demonbreun and wife, Carolyn Denney Demonbreun

R. E. WOOTEN, Jr.
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainers, 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 24th day of August, 1962.

My Commission Expires Jan. 29, 1963

Thelma Neal
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

From 18499

WALTER S. DEMONBREUN AND WIFE, CAROLYN DENNEY DEMONBREUN To CARROLL M. POLK AND WIFE, JEWELL H. POLK

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of AUG A.D. 1962 at 1:32 o'clock P.M.
Noted in Book 1643 Page 342
Recorded in Book 2045 Page 82
Recording Fee $2.00
JAMES WILSON, Register
By [redacted] Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

$8,950.00
C-154187

DOBSON & JOHNSON, INC.

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