BOOK 3978 PAGE

OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Duncan, Sr. (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	
2008 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by

H. H. Duncan Sr., and wife, Mayer W. Duncan

hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert I. Demonbreun and wife, Flossie E. Demonbreun

hereinafter called 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. 152 on the Plan of Joywood Heights, Section 1 of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 152 fronts 80 feet on the westerly side of Jones Avenue and runs back between lines, 163.6 feet on the northerly line and 129.4 feet on the southerly line, to a dead line on which it measures 61.5 feet.

Being the same property conveyed to Robert I. Demonbreun and wife, Flossie E. Demonbreun, by deed from H. D. Cornwell and wife, Hallie D. Cornwell of record in Book 2336, page 191, Register's Office for Davidson County, Tennessee.

This instrument was prepared by:
Miller Kimbrough
416 Union Street
Nashville, Tenn.

This is ( ) unimproved (X) improved property, known as 2008 Jones Avenue, Nashville, Tennessee
(House Number) (Street) (City or Town) (Postal Zone)

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 the 12th day of January, 1966.

STATE TAX $ 1.10
PROBATE .50
TOTAL $ 1.60

Robert I. Demonbreun

Flossie E. Demonbreun

JAN 13 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

PAID JAN 13 1966

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R W CRAVENS, a Notary Public for said County and State, the within named Robert I. Demonbreun and wife, Flossie E. Demonbreun, the bargainor S, 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 12th day of January, 1966.

Commission expires July 29, 1968.

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM Robert I. Demonbreun et ux

TO H. H. Duncan, Sr., et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

Attorneys at Law
TITLE COMPANY, INC.
NASHVILLE, TENN.

13803

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 13 12 43 PM '66

NOTED BOOK 113 PAGE 334
RECORDING FEE $ 2.00
DEP. REG.