# WARRANTY DEED

BOOK 4109 PAGE 522

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe T. DeMonbreun, Sr. (NAME) | Kimbrough-Kavanaugh & Associates (NAME) | 6D-22695 |
| 4814 Merrill Lane (STREET ADDRESS OR ROUTE NUMBER) | 416 Union Street (STREET ADDRESS) | Map. 146-8 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par. 28 pw |

*For and in Consideration of the sum of* Ten ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by Joe T. DeMonbreun, Sr. and wife, Ida Bell DeMonbreun of the balance of an indebtedness in the amount of $12,653.24 secured by a deed of trust, on the property herein conveyed, executed by Arnold D. Kent and wife, Elizabeth T. Kent, to Miller Kimbrough, Trustee, dated January 7, 1960 and recorded in book 3019, page 273, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $14,250.00, payable as therein specified.

We, Arnold D. Kent and wife, Elizabeth T. Kent

*have bargained and sold, and by these presents do transfer and convey unto the said* Joe T. DeMonbreun, Sr. and wife, Ida Bell 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. 47 on the Plan of Elysian Meadows Addition, Section 2, of record in book 2663, page 101, Register's Office for said County.

Said lot No. 47 fronts 76.5 feet on the northerly side of Merrill Lane and extends back 270 feet on the easterly line and 266.3 feet on the westerly line to a dead line measuring 76.6 feet thereon.

Being the same real property conveyed to Arnold D. Kent and wife, Elizabeth T. Kent by deed from Gaines and Gaines Construction Company, Inc., of record in book 2999, page 317, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 40-foot building setback line from Merrill Lane and conditions of owners certificate, as shown on plan of record in book 2663, page 101, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2859, page 403, Register's Office for said County.

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 4814 Merrill Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Joe T. DeMonbreun, Sr. and wife, Ida Bell DeMonbreun, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Joe T. DeMonbreun, Sr. and wife, Ida Bell 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 as above stated, and taxes for the year 1967 which the Grantees agree to assume.

*And* we, Arnold D. Kent and wife, Elizabeth T. Kent *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe T. DeMonbreun, Sr. and wife, Ida Bell DeMonbreun, their / *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands *this* 28th *day of* February, *1967, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arnold D. Kent

Elizabeth T Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. L. Tatom, a Notary Public in and for said County and State, the within named Arnold D. Kent and wife, Elizabeth T. Kent

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 28th. day of February, 1967.

G. L. Tatom, Notary Public.

Commission Expires 10/29/69.

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STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

residential $15,233.24

ec – 2.00
x – 23.30
imps – 3.30

TURRENTINE REALTY CO. 819274

# WARRANTY DEED

FROM

ARNOLD D. KENT AND WIFE, ELIZABETH T. KENT

TO

JOE T. DEMONBREUN, SR. AND WIFE, IDA BELL DEMONBREUN

STATE TAX $ 22.80
PROBATE .50
TOTAL $ 23.30

MAR 9 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 9 1967

BOOK 4109 PAGE 525

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 9 8 57 AM '67

NOTES ____ BOOK 116 PAGE 36
RECORDING FEE # 2.00
DEP. REG. ____

Compliments of

**Guaranty Title Company**

A Division of

Title Insurance Company

ican Trust Building

Cor. Third & Union

ILLE, TENNESSEE

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
33¢
THIRTY CENTS

Total: $23.60