BOOK 4314 PAGE 251

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G.E. Demonbreun (NAME:)	same (NAME:)	Map 58
4668 Eaton Creek Road (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Parcel 51
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----$13,546.44------- ----

Thirteen-Thousand-Five-Hundred-Forty-Six-and-44/100 ------ *DOLLARS*

One Thousand-Eight-Hundred-Dollars ($1,800.00) which has been paid in cash by G.E. Demonbreun and wife, Velma J. Demonbreun, the receipt of which is hereby acknowledged, and for the balance of $11,746.44, the said G.E. Demonbreun and wife, Velma J. Demonbreun, have assumed and agreed to pay the principle balance of $11,746.44 now due, plus future interest on a certain note, dated July 28, 1966, in the original principle sum of $12,200.00, executed by Raymond Glasgow and wife, to N.C. Myers Jr., Trustee for the Vendor, H.B. Bowles, secured by an installment deed, of record in book 4043, page 5, Register's Office for Davidson County, Tennessee.

We, Ollie James Cripps and wife, Frieda W. Cripps,
have bargained and sold, and by these presents do transfer and convey unto
the said G.E. Demonbreun and wife, Velma J. Demonbreun,
their *heirs and assigns, a certain tract or parcel of*
land in Davidson County, State of Tennessee, described as follows, to-wit:

FIRST TRACT: Beginning at an iron pin at the intersection of the easterly margin of Eaton Creek Road and the southeasterly margin of a 20 foot unnamed road; thence north 78 degrees east 196.1 feet to an iron pin; thence north 17 degrees 15' west 176.8 feet to an iron pin on the southeasterly margin of said unnamed road; thence with said road, south 33 degrees 40' west 250.8 feet to the beginning, containing 0.393 acres, more or less.

SECOND TRACT: Beginning at an iron pin at the intersection of the easterly margin of Eaton Creek Road and the southeasterly margin of a 20 foot unnamed road; thence north 78 degrees east 96.4 feet; thence south 69 degrees 03' west 96.8 feet to the easterly margin of Eaton Creek Road; thence with same, north 14 degrees 40' west 15 feet to the beginning.

Being the same real property conveyed to Ollie James Cripps and wife, Frieda W. Cripps, by deed from Bonnie Ray Hatfield and wife, Norma Jean Hatfield, of record in book 4104, page 175, Register's Office for Said County.

Together with easements as more particularly described in grants of record in book 2649, page 560, and book 2651, page 535, Register's Office for said County,
The grantees herein shall not convey the above described property subject to the lien herein without the written permission of the lien-holder, and if conveyance is made without permission of the lien-holder, the entire debt shall become due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,546.44

Subscribed and sworn to before me, this the 1st day of March 19 69

Ollie J. Cripps
Affiant

My commission expires: March 6, 1972
(Affix Seal)

Notary Public

This instrument prepared by A.J. Hunt Realty Company
without charge.

This is unimproved ( ) improved (X) property, known as 4668 Eaton Creek Road, Nashville, Tenn. 37218
(House Number) (Street) 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 G.E. Demonbreun and wife Velma J. Demonbreun, their *heirs and assigns, forever.*

And we *do covenant with the said* G.E. Demonbreun and wife, Velma J. 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 for First Mortgage to H.B. Bowles, and current 1969 taxes which have been prorated and assumed by the grantees herein.

And we, Ollie James Cripps and wife, Frieda W. Cripps, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* G.E. Demonbreun and wife, Velma J. Demonbreun, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 1st *day of* March, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ollie James Cripps
Frieda W. Cripps
Grantors

H B Bowles
H.B. Bowles, lien holder, for the purpose of transferring the lien.

BOOK 4314 PAGE 253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A.J. Hunt, *a Notary Public in and for said County and State, the within named* Ollie James Cripps and wife, Frieda W. Cripps, the grantors herein, and H.B. Bowles, the lien holder herein, who gives his permission to transfer the lien to grantees herein.

*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* 1st *day of* March, *19* 69.

A. J. Hunt, *Notary Public.*

Commission Expires March 6, 1972

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 .....

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 .....

WARRANTY DEED

FROM

Ollie James Cripps, et ux

TO

G.E. Demonbreun and wife,

Velma J. Demonbreun

Mail deed to George E. Demonbreun, Route 3, Blueberry Hill Road
Nashville, Tennessee 37218

A 32292

IDENTIF. REFERENCE

MAR 3 12 08 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

MAR-3 69	CONV	13,546.34				
MAR-3 69 S'TAX			B*	35.10		
MAR-3 69 PR'FEE			B*	.50		
MAR-3 69	W'DEED		B*	6.00	*	41.60