WARRANTY DEED **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Neal B. DeMarcus (NAME)	Murphree Mortgage Co. (NAME)	Map 71-8
506 Neelys Bend Road, (STREET ADDRESS OR ROUTE NUMBER)	226 3rd. Ave. North (STREET ADDRESS)	Par. 108
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Dollar ($1.00) - **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration that the grantees herein assum and agree to pay the present balance due on a note, dated October 6, 1955, executed by George S. Koonce et ux to John W. Murphree, Trustee, in the original principal amount of $7,350.00, with interest at the rate of 4½% per annum, as of record in Deed of Trust in Book, 2462, Page 107, Register's Office for Davidson County, Tenn.; We, F. Spiller Campbell, Jr. & Virginia R. Campbell,

have bargained and sold, and by these presents do transfer and convey unto the said Neal B. DeMarcus and wife, Ann DeMarcus,

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. 192 on the Map of Section One, Joywood Heights, as of record in Book 1130, Page 91, Register's Office for said County.

Said Lot No. 192 fronts 80.7 feet on the southwesterly side of Jones Avenue and runs back 198.5 feet on the northwesterly line and 164 feet on the southeasterly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to F. Spiller Campbell, Jr., et ux by deed from Fred S. Ramsay et ux of record in Book 2922, Page 151, Register's Office for said County.

Said property is conveyed subject to 1969 Taxes, restrictive covenants of record in Book 1373, Page 98, said Register's Office, and sewer easement of record in Book 4130, Page 17, said Regiseb's Office.

All right, title and interest the grantors have in an escrow account at Murphree Mortgage Co. is hereby expressly conveyed to the grantees herein.

This is unimproved ( ) improved (X) property, known as 2002 (House Number) Jones (Street) Ave., P. O. Address: Nashville, Tenn. (City or Town) (Postal Zone) 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Neal B. DeMarcus and wife, Ann DeMarcus, their **heirs and assigns, forever.**

And we **do covenant with the said** Neal B. DeMarcus and Ann DeMarcus **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.**

And we, F. Spiller Campbell, Jr., and Virginia R. Campbell **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Neal B. DeMarcus and Ann DeMarcus their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 15th **day of** March, 1969

F. Spiller Campbell Jr. — F. Spiller Campbell, Jr.

Virginia R. Campbell — Virginia R. Campbell

STATE OF TENNESSEE
Davidson County

BOOK 4328 PAGE 202

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Spiller Campbell, Jr., and wife, Virginia R. Campbell,

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 Madison, Tennessee, this 15th day of March, 19 69

Commission expires February 16, 1971.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

APR24 CONV *4,546.11

Witness my hand and official seal at office at _____ on this the _____ day of _____

APR24 REGISTRATION TAX A* 11.70
APR24 PRTREE A* .50
APR24 DEED A* 3.00 * 15.20

My commission expires _____

Notary Public

WARRANTY DEED

FROM F. Spiller Campbell, Jr., et ux.

TO Neal B. DeMarcus et ux

138398

IDENTIF. REFERENCE

APR 24 12 01 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This deed prepared by J. Walker Cowan, Jr. 707 Florence Ave. Madison

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

State of Tenn.
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 4,546.11.

F. Spiller Campbell Jr
Affiant

Subscribed and sworn to before me, this the 24th day of April, 1969.

Notary Public
My Commission Exp: June 26 1971