This instrument prepared by:
L.A.Newman & Co., Inc.
21st Floor L&C Tower
Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4355 PAGE 42

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Francis A. Killmeyer etux (NAME)	Guaranty Mortgage Co. (NAME)	Map 160-8
475 Broadwell Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Pl. 61
Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100 ------- ----------($31,500.00)---------- *Dollars,* of which FIFTEEN THOUSAND SEVEN HUNDRED EIGHTY TWO AND 11/100 ($15,782.11) DOLLARS has been paid in cash by Francis A. Killmeyer and wife, Marie T. Killmeyer, the receipt of which is hereby acknowledged; and for the remainder of FIFTEEN THOUSAND SEVEN HUNDRED SEVENTEEN AND 89/100 ($15,717.89) DOLLARS, the said Francis A. Killmeyer and wife, Marie T. Killmeyer assumes and agrees to pay the unpaid balance as of August 1, 1969, of an original note described in and secured by instrument of record in Book 3774, page 41, Register's Office, Davidson County, Tennessee, we, Rather F. Demonbreun and wife, Mai E. Demonbreun

have this day bargained and sold, and do hereby transfer and convey unto the said Francis A. Killmeyer and wife, Marie T. Killmeyer, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 64 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said County.

Said lot fronts 150.62 feet on the southerly side of Broadwell Drive and runs back 384.3 feet on the westerly line and 386.9 feet on the easterly line to the center line of a creek on which it measures 76.5 feet, more or less.

Being the same property conveyed to Rather F. Demonbreun and wife, Mai E. Demonbreun, by deed from Raleigh T. Blanks and wife, of record in Book 3770, page 49, said Register's Office.

This instrument subject to a ten-foot easement for public utilities along the easterly side line, 20-foot easement for utilities and drainage along the southerly rear part of the lot near the Creek, an easement for the flow of a creek along the southerly rear line, an easement for utility overhang across the north front of the lot, 80-foot setback line from Broadwell Drive, and conditions of owners certificate as shown on plan of record in Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee, and

Restrictive covenants contained in an instrument of record in Book 3345, page 205, Register's Office for Davidson County, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer, is $ 31,500.00

Subscribed and sworn to before me, this the 4th day of August 19 69

My commission expires: My Commission Expires July 31, 1972 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 475 Broadwell Drive, Nashville, Tenn. 37220
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Francis A. Killmeyer and wife, Marie T. Killmeyer, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1969 taxes which have been prorated and assumed by the grantee and by indebtedness as described above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Francis A. Killmeyer and wife, Marie T. Killmeyer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* & *this* 4th *day of* August, 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.*

Rather F. Demonbreun

Mai E. Demonbreun

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie H. Patterson *a Notary Public in and for said County and State,* Rather F. Demonbreun and wife, Mai E. Demonbreun

the within named 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* 4th *day of* August, *19* 69.

Marie H. Patterson *Notary Public*

Commission expires My Commission Expires July 31, 1972

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 .....

AUG-4 69	CONV	31,500.00			
AUG-4 69	STTAX		A*	81.90	
AUG-4 69	PRTFEE		A*	.50	
AUG-4 69	WDEED		A*	3.00	* 85.40

WARRANTY DEED

FROM Rather F. Demonbreun and wife, Mai E. Demonbreun

TO Francis A. Killmeyer and wife, Marie T. Killmeyer

A 49664

IDENTIF. REFERENCE

AUG 4 11 26 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner

A NEWMARK SERVICE
AL6-0488