TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James L. Smith (NAME)	United Mortgagee Serv. Corp. (NAME)	Map 84-05
800 Rosebank Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 004
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	15DA-50855

BOOK 4360 PAGE 249

For and in consideration of the sum of $10.00
TEN and no/100 DOLLARS

Cash in hand paid by the Grantees herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Oct. 21, 1965, executed by William B. DeMontbreun and wife, payable to United Mortgagee Servicing Corp. for the original sum of $19,700.00, with interest as set forth in said note; both principal and interest payable $108.94 monthly, beginning Dec. 1, 1965, final Nov. 1, 1995, and secured by a Deed of Trust of record in Book 3951, page 540, Register's Office for Davidson County, Tennessee.

PREPARED BY C. H. BRILEY, JR., ATTORNEY 320 UNION STREET NASHVILLE, TENNESSEE 37219

We, WILLIAM B. DeMONTBREUN AND WIFE, CAROLE ANN DeMONTBREUN, have bargained and sold, and by these presents do transfer and convey unto the said JAMES L. SMITH AND DONNA H. SMITH

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 408 on the Map of Dugger Heights, Section IV, of record in Book 2083, page 86, Register's Office for said County, Tennessee, described as follows:
BEGINNING at a point on the northerly margin of Rosebank Avenue, at the common corner of Lots 408 and 409; thence with the line between said lots, northwesterly 196.8 feet to a corner of Lot 407; thence with the line between Lots 407 and 408, southwesterly 105 feet to the easterly margin of Eastland Avenue; thence with the margin of the same, southerly along a slight curve, 156.8 feet to the beginning of another curve; thence along said curve, southeasterly 44.2 feet to the northerly margin of Rosebank Avenue; thence with the margin of the same, northeasterly, along a slight curve, 155.8 feet to the beginning.
Being the same property conveyed to William B. DeMontbreun and wife, Carole Ann DeMontbreun, by deed from Hugh B. Mott and wife, as of record in Book 3951, page 538, said Register's Office.

This is ( ) unimproved (X) improved property, known as 800 (House Number) Rosebank Avenue (Street), Nashville (P. O. Address: City or Town), Tennessee (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.

Whenever 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 15th day of Aug, 19 69.

William B. DeMontbreun
WILLIAM B. DeMONTBREUN

Carole Ann DeMontbreun
CAROLE ANN DeMONTBREUN

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Barbara Durham, a Notary Public in and for said County and State, the within named WILLIAM B. DeMONTBREUN AND WIFE, CAROLE ANN DeMONTBREUN

the bargainors, 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 15 day of Aug, 19 69

Commission expires 8-1-72 Notary Public Barbara Durham

TENNESSEE TITLE COMPANY

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NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

Warranty Deed
G-211719

FROM
William B. DeMontbreun, ET UX

To
James L. Smith, ET UX

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 25,000. Affiant James L. Smith

Subscribed and sworn to before me this 26 day of Aug. 1969

Deputy Register D. Gentry

A 5 1 9 8 1

IDENTIF. REFERENCE

AUG 26 3 08 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG26	CONV	25,000.00			
AUG26 S'TAX			A*	65.00	
AUG26 PRFEE			A*	.50	
AUG26	WDEED		A*	3.00	* 68.50