This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

BOOK 4382 PAGE 546

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mrs. C. A. Demonbreun	Dobson & Johnson, Inc.	Map 83-6
(NAME)	(NAME)	
1609 Sumner Avenue	Third National Bank Bldg.	Par 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100

($10.00)---------- *Dollars,*

cash in hand paid by the grantee; MRS. C. A. DEMONBREUN, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a deed of trust executed by Bobby Ray Matthews and wife, to Albert Wm. Johnson, Trustee, dated March 25, 1969, in the original amount of $11,350.00, and recorded in book 4320, page 498, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, Bobby Ray Matthews, and wife, June C. Matthews,

have this day bargained and sold, and do hereby transfer and convey unto the said

MRS. C. A. DEMONBREUN, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 in the Second Subdivision of the Weakley Home Place, in the 11th Civil District of said County, a plan of which is of record in book 547, page 12, Register's Office for Davidson County, Tennessee.

Said lot fronts 65.5 feet on the north side of Sumner Avenue, and extends back to an alley, the east line of said lot is 150 feet, and the west line is 154.4 feet, and has a width of 28.3 feet on the alley.

Being the same property conveyed to Bobby Ray Matthews and wife, June C. Matthews, by deed from Grace B. Demonbreun, of record in book 4320, page 496, said Register's Office.

137569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~13,800.00~~

Subscribed and sworn to before me, this the 22nd day of November, 19 69

Affiant: Mrs. C. A. Demonbreun

My commission expires: July 29, 1970 (Affix Seal)

Notary Public: Addie F. Matthews

This is improved ( ) unimproved (X) property, known as 1609 Sumner Avenue, Nashville, Tennessee.
(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

MRS. C. A. DEMONBREUN, her

(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 as herein set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MRS. C. A. DEMONBREUN, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 22nd *day of* November, 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.*

Bobby Ray Matthews

June C. Matthews

BOOK 4382 PAGE 547

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Archie Z. Hutton, *a Notary Public in and for said County and State,* Bobby Ray Matthews, and wife, June C. Matthews,

*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* 22nd *day of* November, 1969

Archie Z. Hutton
Notary Public

Commission expires July 29, 1970

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 .....

NOV26'69 CONV 13,757.69
NOV26'69 S'TAX A* 35.88
NOV26'69 PR'FEE A* .50
NOV26'69 W'DEED A* 3.00 * 39.38

A 61759

IDENTIF. REFERENCE

Nov 26 8 54 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
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
228-2691

WARRANTY DEED

FROM
BOBBY RAY MATTHEWS, ET UX

TO
MRS. C. A. DEMONBREUN.

Please return to: HUTTON REALTY CO., 935 Woodland St., Nashville, Tenn. 37206