ADDRESS OF NEW OWNER:
Ellie R. Demonbreum, Jr.
Rt. #1, Higdon Rd.
Joelton, Tennessee

Send Tax Bills To:
Security Federal Sav. & Loan Assn.
500 Union Street
Nashville, Tennessee

37
1 pm

THIS INSTRUMENT PREPARED BY RAYMOND L. BARRETT, Clerk and Master CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, 402 COUNTY COURT HOUSE, NASHVILLE, TENNESSEE

BOOK 4699 PAGE 583

THIS INDENTURE, made the 10th day of April A.D. 1973, between RAYMOND L. BARRETT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and Ellie R. Demonbreun and wife, Frankie Sue Demonbreun, of Davidson County, State of Tennessee, parties of the second part.

WITNESSETH, that by a decree of said Court, in the cause of EFFIE BINKLEY, ET AL, Complainants, and JERALDINE BINKLEY, ET AL, Defendants, Rule No. A-1448 and entered on page 352 of Minute Book 86 the said Clerk and Master did on the 1st day of February, 1973, sell at public auction the real estate hereinafter described to the said ELLIE R. DEMONBREUN and wife, FRANKIE SUE DEMONBREUN for Seventeen Thousand Seven Hundred ($17,700.00) Dollars as appears from the report of said Clerk and Master, made in said cause to the October Term 1972, and entered on page 727 of Minute Book 86, and the said consideration having been paid as required by the decree of said Court confirming said report.

NOW, THEREFORE, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of Seven and 50/100 ($7.50) Dollars paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said RAYMOND L. BARRETT, as such Clerk and Master, does hereby transfer and convey to the said ELLIE R. DEMONBREUN and wife, FRANKIE SUE DEMONBREUN and to their heirs and assigns forever, said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

A tract of land in the 14th formerly the 24th, Civil District of Davidson County, Tennessee, near the Cheatham County line, and described as follows: Beginning at a dogwood in a hollow, the northwest corner of a 3.48 acre tract conveyed to Nat Cox, also a corner in the north boundary of said Cox's 102.6 acre tract; thence south 67 degrees east 30 poles to a hickory, thence south 35 degrees east 18 poles to the center of the Cotton Patch Road, and with the same north 53 degrees east 6.4 poles, south 74 degrees east 40 poles, south 84 degrees east 27.52 poles, north 40 degrees east 17.2 poles; thence

leaving the road north 58 degrees west 56 poles to an elm and beech in a hollow; thence north 20 degrees west 13.6 poles to the intersection of another hollow; thence west 6.06 poles; north 52-1/2 degrees west 6.06 poles, north 75 degrees west 12.12 poles, south 72-1/2 degrees west 6.06 poles, south 83 degrees west 6.06 poles, north 80 degrees 10.8 poles; thence, leaving the hollow and branch, south 87 degrees west 23.6 poles, more or less, to Nat Cox's corner and with his line south 37-1/2 degrees 36 poles to the beginning, and containing 27.56 acres, more or less.

Being the same property conveyed to T. H. Luster and wife, Cecil Luster, by deed from J. W. Bunch and wife, dated October 14, 1926, filed February 18, 1927 and recorded in Book 742, page 231, Register's Office for Davidson County, Tennessee.

The said T. H. Luster having since died on November 19, 1957.

Subject to easement for TVA power lines as set out in an instrument dated March 6, 1945, and recorded in Book 1298, page 392, Register's Office for Davidson County, Tennessee.

Easement for right-of-way of Cotton Patch Road lying within boundaries of premises.

Easement for right-of-way for the laying, constructing, operating, altering, repairing, replacing and removing of pipe line for transportation of natural gas, petroleum and their by-products, under, upon, over and through premises with rights of ingress and egress and other rights as set out in an agreement dated February 10, 1954, filed March 1, 1954, and recorded in Book 2249, page 233, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to the said ELLIE R. DEMONBREUN and wife, FRANKIE SUE DEMONBREUN and to their heirs and assigns forever.

In Witness Whereof, the said RAYMOND L. BARRETT, Clerk and Master as aforesaid, has hereunto set his hand the date first above written.

Raymond L. Barrett
CLERK AND MASTER

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration or value whichever is greater, for this transfer is $ 12700.00.

Subscribed and sworn to before me, this the 18th day of April, 1970.

Paul L. Bruce
Affiant

Notary Public

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IDENTIF. REFERENCE

APR 19 3 23 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, LEANDER S. CATO, a Notary Public in and for said State and County, the within named RAYMOND L. BARRETT, Clerk and Master, the bargainer with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 10th day of April, 1973.

Leander S. Cato.

NOTARY PUBLIC

My commission expires February 3, 1974.

APR 19	CONV	17,700.00			
APR 19	S TAX		A*	46.02	
APR 19	PR FEE		A*	.50	
APR 19	W DEED		A*	6.00	* 52.52