This instrument prepared by: Richard A. Jones, Farris, Warfield & Samuels, 18th floor, Third National Bank Building, Nashville, Tennessee 37219

BOOK 4717 PAGE 145

WARRANTY DEED

Return to: THIRD NATIONAL BANK

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ervin Demonbreun, et ux	same	
(NAME:)	(NAME:)	102-B
824 Russleo Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	29
Nashville, Tennessee 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifteen Thousand Five Hundred ($15,500.00)

and ---------- 00/100 *DOLLARS*

cash in hand paid by Ervin Demonbreun and wife, Mary Demonbreun, the receipt of which is hereby acknowledged, T. Herschel Hudgins and wife, Mildred R. Hudgins,

have bargained and sold, and by these presents do transfer and convey unto the said Ervin Demonbreun and wife, Mary Demonbreun, 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. 21 on the Plan of Horton Heights, Section IV, of record in Book 1835, page 129, Register's Office for said County.

Said Lot No. 21 fronts 135 feet on the northerly side of Russleo Drive and extends back between lines, 286.3 feet on the westerly side and 165.6 feet on the easterly side, to a broken line in the rear on which it measures 195.2 feet.

Being the same property conveyed to T. Herschel Hudgins and wife, Mildred R. Hudgins, by Warranty Deed from William C. Hayes and wife, Joyce Ruth Hayes, of record in Book 2926, page 215, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 824 Russleo Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ervin Demonbreun and wife, Mary Demonbreun, their *heirs and assigns, forever.*

And we *do covenant with the said* Ervin Demonbreun and wife, Mary Demonbreun *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 T. Herschel Hudgins and wife, Mildred R. Hudgins *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ervin Demonbreun and wife, Mary Demonbreun, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 5th *day of* June, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X T. Herschel Hudgins

X Mildred R. Hudgins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David L. Edwards, a Notary Public in and for said County and State, T. Herschel Hudgins and Mildred R. Hudgins

the within named 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 5 day of June, 19 73.

David L. Edwards Notary Public

Commission expires My Commission Expires MARCH 9, 1977

JUN 11 73 CONV 24,000.00
JUN 11 73 STAX A* 62.40
JUN 11 73 PRFEE A* .50
JUN 11 73 WDEED A* 4.00 * 66.90

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 ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

Subscribed and sworn to before me this 5th day of June, 1973.

AFFIANT

NOTARY PUBLIC

My commission expires:
May 5, 1976

Return to:
THIRD NATIONAL BANK

WARRANTY DEED

FROM

TO

C 10405

IDENTIF. REFERENCE

JUN 11 9 04 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE