This instrument prepared by: Thomas E. Stewart, Attorney at Law, 223 Madison St., Madison, Tennessee 37115

BOOK 4933 PAGE 620

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| R. J. DEMARCUS, ET AL | | 43-13 |
| (NAME) | (NAME) | |
| Second Avenue | Same | Parcels 159 & 160 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, TN 37115 | | |
| (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 and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 21 15 CONV 22,750.00
JUL 21 15 S'TAX A* 59.02
JUL 21 15 PR'FEE A* .50
JUL 21 15 W'DEED A* 4.00 * 63.52

MARY HIGHTOWER HAWKINS

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

R. J. DEMARCUS AND NEAL DEMARCUS, partners, their

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

Being Lot No. 10 of Block "E" on the Map of Forest Park Subdivision at Madison, of record in Book 843, page 44, Register's Office for said County.
Said Lot No. 10 fronts 50 feet on the westerly side of Second Avenue and runs back between parallel lines 125 feet to the rear line of Lot No. 2 on said plan.

Being the same property conveyed to Mary Hightower Hawkins by deed from Ernie B. Hightower, of record in Book 4639, page 435, Register's Office for said County.

Being Lot No. 11 in Block "E", on the Map of Forest Park Subdivision at Madison, of record in Book 843, page 44, Register's Office for said County.
Said Lot No. 11 fronts 50 feet on the west side of Second Avenue and runs back westerly between parallel lines 125 feet to a dead line.

Being the same property conveyed to Mary Hightower Hawkins by deed from James Carney, Substitute Trustee, of record in Book 4759, page 214, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,750.00

Subscribed and sworn to before me, this the 14th day of July, 19 75

My commission expires: 11-06-76 (Affix Seal)

Affiant R. J. Demarcus

Notary Public Billy A Howell

This is unimproved ( ) improved ( ) property, known as ..... (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* grantees, 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 as appears of record.

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

*Witness* our *hand* s *this* 7th *day of* July, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Hightower Hawkins

BOOK 4933 PAGE 621

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Hugh Howell *, a Notary Public in and for said County and State,* Mary Hightower Hawkins

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee,
*this* 07th *day of* July, *19* 75.

Hugh Howell
*Notary Public*

*Commission expires* 11-06-76

HUGH HOWELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....*

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

**WARRANTY DEED**

FROM

Mary Hightower Hawkins

TO

~~R. J. DeMarcus and Neal~~

DeMarcus, partners

D 07515

IDENTIF. REFERENCE

JUL 21 12 40 PM '75

FELIX J. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Mail to:
Geo. P. Howell & Son Co.
412 So. Gallatin Rd.
Madison, TN 37115