BOOK 4998 PAGE 686 FORM NO. WD-1

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Walter Demonbreun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb. 1976.

George R. Woods
Notary Public

MY COMMISSION EXPIRES: 1-28-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER DEMONBREUN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	134
3500 Mc Gavock Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	22
Nash Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert L. Russell, Jr. and wife, Joyce Demonbreun Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Demonbreun and wife, Leona Demonbreun

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Currey Acres, recorded in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot fronts 175 feet on the westerly side of McGavock Pike and runs back 181.3 feet on the northerly line and 253.5 feet on the southerly line to a dead line measuring 197.7 feet thereon.

Being the same property conveyed to Robert L. Russell, Jr. and wife, Joyce Demonbreun Russell, by deed from George R. Woods, Trustee, by deed from Robert L. Russell, Jr., of record in Book 4868, page 24, Register's Office for said County.

unimproved ( ) property, known as
This is improved ( ) (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 11th day of Feb., 1976

Robert L. Russell Jr. — Joyce Demonbreun Russell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George R. Woods, a Notary Public in and for said County and State, the within named Robert L. Russell, Jr. and wife, Joyce Demonbreun Russell,

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 11th day of Feb. 1976.

Commission expires Oct. 26, 1977

George R. Woods
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Robert L. Russell, Jr., and wife
Joyce Demonbreun Russell

TO
Walter Demonbreun and wife,
Leona Demonbreun

D 36936
D36936
IDENTIF. REFERENCE

FEB 23 8 08 AM '76
REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB23	CONV	31,000.00			
FEB23 S'TAX			B*	80.60	
FEB23 PR'FEE			B*	.50	
FEB23	W'DEED		B*	4.00	* 85.10