BOOK 5207 PAGE 894

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,761.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF October, 1977

Notary Public

MY COMMISSION EXPIRES: 8-8-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK GREEN, Attorney - 201 Thompson Lane Building - Nashville, TN 37211
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Timothy Demonbreun, Et Ux (NAME) | John W. Murphree Company (NAME) | 162-3 |
| 704 Muskhogean Court (STREET ADDRESS OR ROUTE NUMBER) | 1283 Murfreesboro Road (STREET ADDRESS) | 324 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37217 (CITY) (STATE) (ZIP) | |

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, Buford D. Waggoner, Jr. and wife, Joan Karen Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Demonbreun and wife, Connie 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. 130 on the plan of Haywood Hills, Section 3, of record in Book 4460, page 164 and 165, Register's Office for said County to which said plan reference is here made for a more complete legal description of said lot.

BEING the same property conveyed to Buford D. Waggoner, Jr., by deed from William A. Baker and Wife, Virginia E. Baker, of record in Book 4938, page 141, Register's Office for Davidson County, TEnnessee.

This conveyance is subject to restrictive covenants of record in Book 4691, page 670, said Register's Office; easements and set back lines as set forth on the above plan of record; and

Grantees do further agree to assume and to pay the balance due on a note secured by deed of trust of record in Book 4788, page 132, Register's Office Davidson County, Tennessee, to secure John W. Murphree Company in the original amount of $30,000.00, dated February 8, 1974, payable as therein specified, John W. Murphree, Trustee.

unimproved ( )
This is improved (X) property, known as 704 Muskhogean Court, Antioch, Tennessee 37013
(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 hands this 11th day of October, 19 77

Buford D. Waggoner, Jr.

Joan Karen Waggoner

BOOK 5207 PAGE 895

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buford D. Waggoner, Jr. and wife, Joan Karen Waggoner

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 October, 1977.

Commission expires 8-8-79

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Buford D. Waggoner, Jr. and Joan Karen Waggoner

TO

Timothy Demonbreun and wife, Connie Demonbreun

E 30606

IDENTIF. REFERENCE

OCT 12 10 45 AM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible] CO.

| | | | | | |
|---|---|---|---|---|---|
| OCT 12 77 | CONV | 37,761.55 | | | |
| OCT 12 77 | S'TAX | | B* | 98.28 | |
| OCT 12 77 | PR'FEE | | B* | .50 | |
| OCT 12 77 | W'DEED | | B* | 4.00 | * 102.78 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.