FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200.00

Affiant

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

Judy M. Bazzell
Notary Public

MY COMMISSION EXPIRES: 4/29/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY AT LAW, 14th Floor, Nashville Trust Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan W. Demonbreun (NAME)	L. A. Newman & Company, Inc. (NAME)	Map 60-16
122 Acklen Park Drive (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	Parcel 141
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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,~~ I, Janet Romine Demonbreun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan W. Demonbreun

his
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 the westerly part of Lot No. 90 on the Map of Capitol View Subdivision as of record in Book 974, Pages 52 and 53, Register's Office for said County, described as follows:

Beginning on the southerly margin of Capitol View Avenue, at the corner of Lots Nos. 89 and 90 on said plan; thence with the southerly margin of said Avenue, eastwardly 98 feet to the northwest corner of that part of Lot No. 90 conveyed to Leslie Singleton and wife, by deed from Odell Craighead and wife, of record in Book 2294, Page 581, said Register's Office; thence with the said Singleton's western boundary line, southwardly 338 feet, more or less, to said Singleton's southwest corner; thence westwardly 83 feet to the southeast corner of said Lot No. 89; thence with the line between said Lots Nos. 89 and 90, northwardly 342.7 feet to the beginning.

Being the same property conveyed to Alan W. Demonbreun and wife, Janet R. Demonbreun by Installment Deed from Billy C. Donnell and wife, Clara W. Donnell of record in Book 4990, Page 278, Register's Office for said County.

Grantor, Janet R. Demonbreun, expressly retains a lien herein equal to one-half (1/2) the net proceeds resulting from a sale of said property after the satisfaction of all mortgages, taxes, sales commissions, closing costs, and other costs incidental to the sale of said property. Said Grantor further reserves a right to continue to occupy the premises upon the payment of the first mortgage note in the amount of $193.90 in lieu of rent.

This is unimproved ( ) improved (XX) property, known as 216 Capitol View Drive, Nashville, Tennessee 37207
(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 my hand this 21st day of September, 1977

Janet Romine Demonbreun

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Maxine T. Hammond, a Notary Public in and for said County and State, the within named Janet Romine Demonbreun

the 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 31st day of September 19 77.

Commission expires August 18, 1979

Maxine T. Hammond
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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
JANET ROMINE DEMONBREUN

TO
ALAN W. DEMONBREUN

E 30642

IDENTIF. REFERENCE

OCT 12 1 12 PM '77

OCT 12 77	CONV	*	200.00		
OCT 12 77	S'TAX		B*	.52	
OCT 12 77	PR'FEE		B*	.50	
OCT 12 77	W'DEED		B*	4.00	* 5.02

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.