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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
383 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,950.00

Patricia O. Molter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES: 2-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia O. Molter (NAME)	Realty Mortgage, Inc., (NAME)	91 - 5
629 Waco, Dr., (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N. E. (STREET ADDRESS)	72
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga., (CITY) (STATE) (ZIP)	8DA 24857

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, Jimmy W. De monbreun and wife, A. Sue Demonbreun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia O. Molter, her

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:

Being Lot No. 13 on the Plan of Moss-Wood Subdivision, section 2, as of record in Book 2900, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jimmy W. Demonbreun and wife, A. Sue Demonbreun by deed from John W. Bryan and George De Moss, or record in Book 5095, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3157, page 606, said Register's Office; those matters of record in Plan Book 2900, page 123, also said Register's Office.

The grantee herein assumes and agrees to pay the unpaid balance of a note to Realty Mortgage, Inc., secured by a deed of trust of record in Book 5095, page 637 said Register's Office.

This is unimproved ( ) improved (X) property, known as 629 Waco, Drive., Nashville, Tennessee 37209
(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 28th day of April, 19 78

Jimmy W. Demondreun
(Jimmy W. Demondreun)

A. Sue Demonbreun
(A. Sue Demonbreun)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy W. Demonbreun and wife, A. Sue Demonbreun

the bargainor S, 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 28th day of April 19 78.

Commission expires 2-28-81

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 JIMMY W. DEMONBREUN, ET UX

TO PATRICIA O. MOLTER,

E 6 2 7 1 3

IDENTIF. REFERENCE

MAY 1 12 32 PM '78

FILED & RECORDED IN MOLTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-1 78	CONV	23,950.00			
MAY-1 78	S'TAX		B*	62.14	
MAY-1 78	PR'FEE		B*	.50	
MAY-1 78	M'DEED		B*	4.00	* 66.64