Prepared by Richard A. Manson, Attorney-2701 Jefferson Street

BOOK 5296 PAGE 1 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP NUMBERS
Chrystabel S. Demonbreun	SAME	81-12
(NAME:)	(NAME:)	
1514½-12th Avenue North		192
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee, 37208		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

Two Thousand Five Hundred - - - - ($2,500.00) and - - - -00/100 *DOLLARS*

Cash in hand to me paid, the receipt of which is hereby acknowledged.

We, Edward Kimes and wife Samuella Trotter Kimes *have bargained and sold, and by these presents do transfer and convey unto the said* Chrystabel S. Demonbreun her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the Northern half of a lot on the East side of Twelfth Avenue North, formerly Florence Street, Nashville. Tennessee, commonly known as 1514½ Twelfth Avenue North. Said Northern half fronts 25 feet and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edward H. Kimes and wife Samuella Trotter Kimes by deed from Amanda Bumpass of record in Book 4789, Page 708 Register's Office, Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,500.00
Chrystabel S. Demonbreun
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 1978
Deputy Register

unimproved ( )
This is improved ( ) property, known as 1514½ 12th Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chrystabel S. Demonbreun her *heirs and assigns, forever.*

And we *do covenant with the said* Chrystabel S. Demonbreun *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.*

And we, Edward H. Kimes and wife Samuella Trotter Kimes *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Chrystabel S. Demonbreun *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 9th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 2.500.00
Edward H. Kimes & Samuella Trotter Kimes
Affiant
Subscribed and sworn to before me, this the _____ day of _____ 19____
Notary Public

Edward H. Kimes
Samuella Trotter Kimes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward H. Kimes and wife Samuella Trotter Kimes

the within named bargainor, 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 8th day of June, 19 78.

FRED C. GALLOWAY NOTARY PUBLIC DAVIDSON COUNTY

Commission expires March 2, 1981

Notary Public

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.....

WARRANTY DEED

FROM
Edward Kimes, et ux
Samuella Trotter Kimes

TO
Chrystabel S. Demonbreum

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IDENTIF. REFERENCE

JUN 8 12 17 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

JUN-8 78	CONV	*2,500.00			
JUN-8 78	S'TAX		B*	6.50	
JUN-8 78	PR'FEE		B*	.50	
JUN-8 78	W'DEED		B*	4.00	* 11.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE