BOOK 5311 PAGE 976

FORM NO. WD-1

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,650.00

Jimmy W. Demonbreun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 78.

A. Braden Floyd Jr.
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
Jimmy W. Demonbreun etux (NAME)	Federated Fin. Mortg Corp (NAME)	103 = 3
4808 Nebraska Ave., (STREET ADDRESS OR ROUTE NUMBER)	Suite 700 1000 Circle 75 Parkway (STREET ADDRESS)	235
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta Ga., 30339 (CITY) (STATE) (ZIP)	25W 04945

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, James A. Demonbreun, Mildred Dye, William L. Demonbreun, Jr., Robert M. Demonbreun, Louis A. Demonbreun, Sr., Roy H. Demonbreun, Richard E. Demonbreun and Billy D. Demonbreun
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Wayne Demonbreun and wife, Ada Sue 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:

Being Lot No. 10 of Block 9 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the north side of Nebraska Avenue and runs back between parallel lines 160 feet to an alley.'

Being the same property conveyed to Polly L. Demonbreun, Unmarried by deed from Nezzie Agee Osborne, Unmarried, of record in Book 4429, page 244, Register's Office for Davidson County, Tennessee. The said Polly L. Demonbreun having since died in Davidson County, Tennessee and being survived by James A. Demonbreun, Mildred Dye, William L. Demonbreun, Jr., Robert M. Demonbreun, Louis A. Demonbreun, Sr. Roy H. Demonbreun, Richard E. Demonbreun and Billy D. Demonbreun

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,650

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 78.

E. Barnard
Deputy Register

This is unimproved ( ) improved (X) property, known as 4808 Nebraska, Ave., Nashville, Tennessee
(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 10th day of July, 1978

Mildred Dye, William L. Demonbreun, Robert M. Demonbreun, Louis A. Demonbreun, Sr. by James A. Demonbreun by James A. Demonbreun by James A. Demonbreun by James A. Demonbreun by James A. Demonbreun, Roy H. Demonbreun, Richard E. Demonbreun, Billy D. Demonbreun by James A. Demonbreun by James A. Demonbreun by James A. Demonbreun by James A. Demonbreun

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of July 1978

Commission expires 2-28-81

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of July, 1978, before me personally appeared James A. Demonbreun, to me known to be the person who executed the foregoing instrument in behalf of Mildred Dye, William L. Demonbreun, Jr., Robert M. Demonbreun, Louis A. Demonbreun, Sr., Roy H. Demonbreun, Richard E. Demonbreun, and Billy D. Demonbreun and acknowledged that he executed the same as the free act and deed of said Mildred Dye, William L. Demonbreun, Jr., Robert M. Demonbreun, Louis A. Demonbreun, Sr., Roy H. Demonbreun, Richard E. Demonbreun and Billy D. Demonbreun.

Wintess my hand and official seal at Nashville, Davidson County, Tennessee, the day and date hereinabove set out.

My Comm. Exp.: 2-28-81

Notary Public

WARRANTY DEED

FROM JAMES A. DEMONBREUN, ET AL

TO JIMMY WAYNE DEMONBREUN, ET UX

E. 7. 7. 0. 8. 9.

IDENTIF. REFERENCE

JUL 17 1 48 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 17 78	CONV	20,650.00			
JUL 17 78 S'TAX			B*	53.56	
JUL 17 78 PR'FEE			B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 58.06