424 02/01 104.00- CHECK

BOOK 5561 PAGE 766

Form No. WD-4

STATE OF TENNESSEE
COUNTY OF Davidson

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

37,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JANUARY, 1980

Notary Public

MY COMMISSION EXPIRES: 2/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Demonbreun (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 148-13
5008 Yorktown Road (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 145
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	5DU-43601

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 Howard Claude and Nell Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary W. Demonbreun and wife Tammy J. 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. 72 on the Plan of Fairlane Park, of record in Plat Book 2331, page 108, Register's Office for said County.

SAID Lot No. 72, which is a corner lot, fronts 95.4 feet on the northerly margin of Gillette Road and fronts 104.6 feet on the easterly margin of Yorktown Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 131.0 feet on the northerly line and 109.8 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Howard Claude and Nell Jones, Tenancy in Common, by deed from Lacy L. Beard and wife, Laurel P. Beard, of record in Book 5302, page 935, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot utility easement, a 2.5 X 20 anchor easement, a 40-foot minimum setback line from Yorktown Road, a 50-foot minimum setback line from Gillette Road and an Owner's Certificate of record in Book 2331, page 108, said Register's Office; Restrictive Covenants of record in Book 2548, page 355, said Register's Office.

1980 taxes are prorated and assured by the purchasers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

We, Linda W. Claude, wife of Howard Claude and William Jones, husband of Nell Jones, do hereby join in this conveyance for the express purpose of releasing, relinquishing and conveying any interest we may have in the said property.

This is unimproved ( ) improved (XX) property, known as 5008 Yorktown Road (House Number) (Street) Nashville, Tennessee 37211 (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 31ST day of JANUARY, 1980

Howard Claude

Nell Jones

Linda W. Claude

William Jones

BOOK 5561 PAGE 767

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Claude and Nell Jones

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 31ST day of JANUARY, 19 80

Commission expires 2/5/83

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (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 Howard Claude

TO Gary W. Demonbrun

F 74667

RUSH Mail em.

IDENTIF. REFERENCE

FEB 1 8 53 AM '80

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Linda W. Claude, 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 31 day of January, 1980.

Commission Expires: 3/16/80

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Jones, 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 31st Day of January, 1980.

Commission Expires: 2/5/83

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5561 PAGE 768

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

37500.00-	CO
97.50	CO TX
.50	PRFEE
6.00	WDEED
CHECK	104.00-
0484A02/01/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 4 6 6 7

IDENTIFICATION REFERENCE

FEB 1 8 53 AM '00

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No: 739820