5096 02/28 30.42- CHECK **LIMITED

(12)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Joe D. Demonbreun	Same	92-9
(NAME)	(NAME)	par 361
6225 Henry Ford Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37209		
(CITY) (STATE) (P. O. ZIP)	(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~~, Commerce Union Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. Demonbreun and Josie L. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Being Lot No. 29 in the Subdivision of J. M. Wilcox 25 acre tract, a plan of which is of record in Book 161, page 159, Register's Office for Davidson County, Tennessee. Said Lot No. 29 fronts 50 feet on the North side of Charlotte Avenue and extends back northerly between parallel lines on the east line 138 feet and on the west line 139 feet to an alley 20 feet wide.

Being the same property conveyed to Commerce Union Bank by Substitute Trustee's Deed from Larry R. Williams, Substitute Trustee, of record in Book _____, page _____, Register's Office for said County.

**All warranties of Commerce Union Bank herein contained are expressly limited to those persons or parties claiming by, through or under Commerce Union Bank.

unimproved (X)
This is improved ( ) property, known as (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 successors, assigns 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 its hand _____ this 25th day of January, 19 80

ATTEST: COMMERCE UNION BANK

By: C. A. Bowman Jr. By: Lawrence Reynolds, Sr. V.P.

STATE OF _____)

COUNTY OF _____)

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Catherine P. Ham, a Notary Public within and for the State and County aforesaid, personally appeared C.Reynolds and C.Rountree, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the Sr. V. P. and Vice President respectively of the Commerce Union Bank the within named bargainor, a corporation, and that (he, they) as such Sr. V. P. and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Clarence Reynolds as such Sr. V. P., and attesting the same by the said C. Rountree as such Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 6th day of February, 1980

My Commission Expires: 1/22/84

Catherine P Ham
Notary Public

NOTARIES PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Commerce Union Bank, a

TO
Tennessee banking corpo

J. D. Demonbreun

F. 78382

IDENTIF. REFERENCE

FEB 28 2 10 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

109 - 9th Ave N

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 9,200.00

THE A C. A. Rountree, Jr.

Subscribed and sworn to before me this 6 day of February 1980

My Commission Expires: January 22, 1984

Catherine P Ham
Notary Public

NOTARIES PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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
			9200.00- CO	
			23.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 30.42-	
5096A02/28/80			B4L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 783822

IDENTIF. REFERENCE

FEB 28 2 10 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 744320