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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Oran Demonbreun Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 1987

Notary Public

MY COMMISSION EXPIRES: 9-12-87

(AFFIX SEAL)

NI ael

THIS INSTRUMENT WAS PREPARED BY
William E. Porter 213 Third Avenue North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Alice (NAME) Dickson	Mary Alice Dickson (NAME)	68 /13
4578 Old Hickory (STREET ADDRESS OR ROUTE NUMBER)	4578 Old Hickory Blvd. (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37218 (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~~, I, Eva Demonbreun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oran S. Demonbreun, Jr., Helen F. Brown, Mary A. Dickson and James W. Demonbreun, Tenants in Common

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:

Land in the 13th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point on the south side of State Highway No. 12, and at a stone column or post, Mrs. Katherine Simpkins' N.W. corner; thence with said Highway, north 68 degrees west 149 feet to a stake at a culvert; thence south 17 degrees west 550 feet to a stake in the right-of-way line of T.C. Railroad; thence with said Railroad right-of-way, north 59 degrees east 150 feet to a cottonwood tree, Mrs. Katherine Simpkins' southwest corner; thence with Simpkins' line, north 2 1/2 degrees east 422 feet to the beginning, containing 1 2/3 acres, more or less.

Being the same property conveyed to Oran S. Demonbreun, and wife Eva Demonbreun by deed from Margaret Lucille Taylor of record in Book 2092, page 140, Register's Office for said County, and being the same property vested to Eva Demonbreun by virtue of the death of Oran S. Demonbreun in Davidson County, Tennessee on June 20, 1985.

This is (unimproved) (X) property, known as 4953 Hydes Ferry Road Nashville, TN 37218
(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 my hand this 30th day of Jan., 1987

Eva M. Demonbreun

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Trudi Y. Taylor, a Notary Public in and for said County and State, the within named Eva Demonbreun

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 19 87.

Trudi Y. Taylor Notary Public

Commission Expires 9-12-87

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Eva Demonbreun

TO
Oran S. Demonbreun, Jr.,
Helen F. Brown, Mary A.
Dickson & James W. Demonbreun

Mail Deed to:
Mary Alice Dickson
4578 Old Hickory Blvd.
Nashville, TN 37218

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

8 8 8 9 3

JAN 30 3 28 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

80[illegible]0- CAMT
1224.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 230.50-
5035A01/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 8 8 9 3

IDENTIFICATION REFERENCE

JAN 30 3 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 40515