BOOK 7227 PAGE 186 BOX 10

FORM NO. WD-1

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 87

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER GARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Leon Demonbreun etux (NAME)	Criterion Financial Corporation (NAME)	20W01445
309 Hancock Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 802044 (STREET ADDRESS)	082-07-0
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75380 (CITY) (STATE) (ZIP)	176.00

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, Nancy Rogers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Demonbreun and wife, Sandra P. 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of East Nashville Real Estate Co's Plan of Lots, of record in Book 57, Page 11, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly margin of Hancock Street and extends back 176.00 feet on the easterly line and 176.00 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Nancy Rogers by deed from Secretary of Housing and Urban Development of record in Book 7147, Page 189, Register's Office for Davidson County, Tennessee.

22843

IDENTIFICATION REFERENCE

MAY 6 10 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 309 Hancock Street, Nashville, TN 37207
(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 April, 19 87

Nancy Rogers

INDIVIDUAL ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Nancy Rogers, unmarried

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 30th day of April, 1987.

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
7-18-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____

This _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM
Nancy Rogers

TO
Leon Demonbreun and wife,
Sandra Demonbreun

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

RECEIVED OF _____

FOR _____

BOOK 7227 PAGE 188

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

42600.00- CAMT.
119.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 125.78-
3656A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22843

IDENTIFI REFERENCE

MAY 6 10 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78277