ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James E. Demonbreun, et ux	SAME	15D-6080
(NAME)	(NAME)	
3920 Baxter Street		61-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		40
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

mail

WARRANTY DEED BOOK 7806 PAGE 61

For and in consideration of the sum of Ten and NO/100..... ($10.00)..... DOLLARS

Cash in hand paid by James E. Demonbreun and wife, Patricia A. Demonbreun, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Margie R. Sanders, widow

have bargained and sold, and by these presents do transfer and convey unto the said James E. Demonbreun and wife, Patricia A. Demonbreun

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly half (1/2) of Lot No. 22 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book No. 421, page 174, Register's Office for Davidson County, Tennessee.

Said southerly half (1/2) of Lot No. 22 fronts fifty (50) feet on the east side of Baxter Street and runs back between parallel lines, 225 feet to a dead line.

Being property conveyed to Jesse A. Sanders, Jr. and wife, Margie R. Sanders by deed from Elmer I. Kent and wife, Helen A. Kent, of record in Book 5000, Page 308, Register's Office for Davidson County, Tennessee. The said Jesse A. Sanders, Jr. having since died on March 26, 1979.

2 1 0 0 5

IDENTIFICATION

MAR 31 3 22 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3920 Baxter Street (House Number) (Street)

Nashville, TN 37216
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31st day of MARCH, 1989.

Margie R Sanders, widow

BOOK 7806 PAGE 62

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 Margie R. Sanders

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, TN, this 31st day of MARCH, 1989.

My commission expires 11-12-90 Notary Public Laura L. Taylor

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $25,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Patricia A. Demonbreun

Sworn to and subscribed before me this 31st day of March, 1989.

My commission expires 11-12-90 Notary Public Laura L. Taylor

This instrument was prepared by:
R. Price Nimmo, Att. at Law, Suite 200, 430 3rd Ave., N., Nashville, TN 37201

Name Address

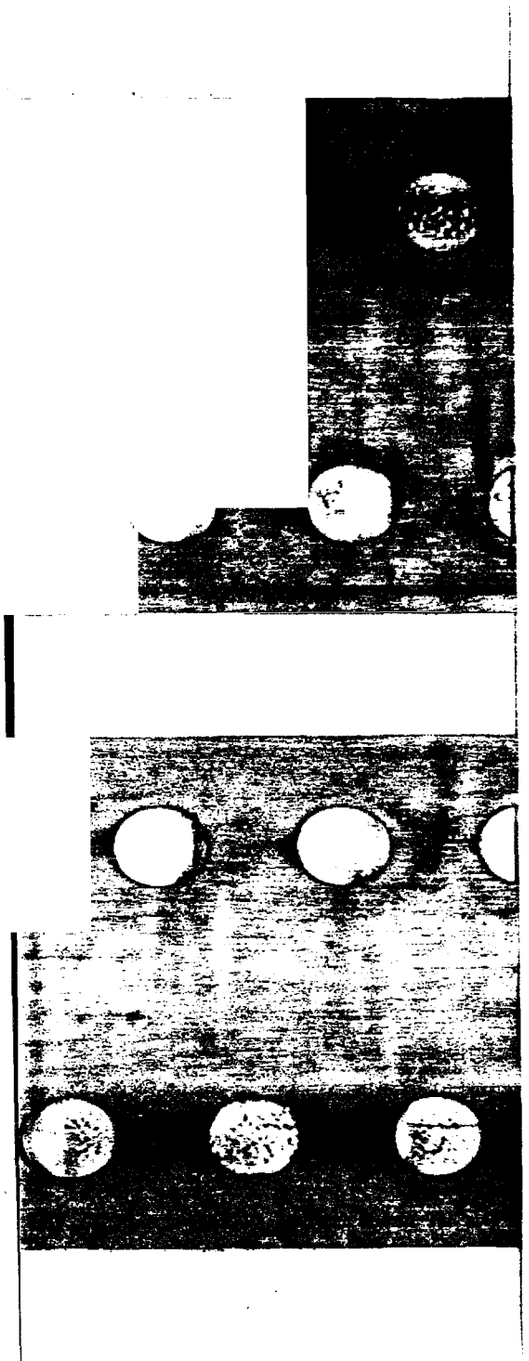
WARRANTY DEED

FROM Margie R. Sanders

TO James E. Demonbreun and Patricia A. Demonbreun

1140 03/31 0101 03CHECK 89.0

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7806 PAGE 63

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	6.00
TOTAL	89.00
CHECK	89.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/89 01 15:23 0001 1140

21005

IDENTIFICATION REFERENCE

MAR 31 3 22 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195605