1.7.16 Bk 25 A

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM
ORAN S. DEMONBREUN, JR., HELEN F. BROWN, MARY A. DICKSON & JAMES W. DEMONBREUN, DON DICKSON, AUDRY AND DEMONBREUN, ROBERT BROWN

TO
MELVIN B. BUTLER, TRUSTEE

FROM
BOOK 8001 PAGE 171
MELVIN B. BUTLER, TRUSTEE

TO
JAMES W. DEMONBREUN, A SINGLE PERSON

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James W. Demonbreun (NAME) | SAME (NAME) | 68/13 |
| 4953 Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37218 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Melvin B. Butler
Attorney At Law
633 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 45,000.00 Melvin B. Butler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH. DAY OF OCTOBER 199

Notary Public

MY COMMISSION EXPIRES: 3-3-92

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to ~~create~~ James W. Demonbreun

We, Oran S. Demonbreun, Jr., Helen F. Brown, Mary A. Dickson, and James W. Demonbreun, DON DICKSON, AUDRY DEMONBREUN, ROBERT BROWN TENANTS IN COMMON by these presents do hereby quitclaim and convey unto Melvin B. Butler, Trustee, his successors and assigns, the following described tract or parcel of land, 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 2½ degrees east 422 feet to the beginning, containing 1 2/3 acres more or less.

Being the same property conveyed to Oran S. Demonbreun, Jr., Helen F. Brown, Mary A. Dickson and James W. Demonbruen, Tenants in Common by deed of Eva Demonbruen, dated January 30, 1987, recorded in Book 7122, page 900, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (x)} property, known as 4953 Hydes Ferry Rd., Nashville, TN 37218 (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Melvin B. Butler, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James W. Demonbreun

his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 25th day of October, 1989.

Audrey Demonbreun
AUDRY DEMONBREUN

Robert Brown
ROBERT BROWN

Don Dickson
DON DICKSON

Oran S. Demonbreun Jr.
ORAN S. DEMONBREUN, JR.

Helen F. Brown
HELEN F. BROWN

Melvin B. Butler
MELVIN B. BUTLER Trustee.

Mary A. Dickson
MARY A. DICKSON

James W. Demonbreun
JAMES W. DEMONBREUN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE UNDERSIGNED, a Notary Public in and for said County and State, the within named, AUDRY DEMONBREUN, ROBERT BROWN, DON DICKSON, Oran S. Demonbreun, Jr.; Helen F. Brown; Mary A. Dickson; and, James W. Demonbreun the Bargainors, 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 25 day of October, 1989.

Notary Public.

My commission expires: 11-10-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charlotte Bailey, a Notary Public in and for said County and State, the within named Melvin B. Butler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 25th day of October, 1989.

Charlotte Bailey
Notary Public.

My commission expires: 11-10-91

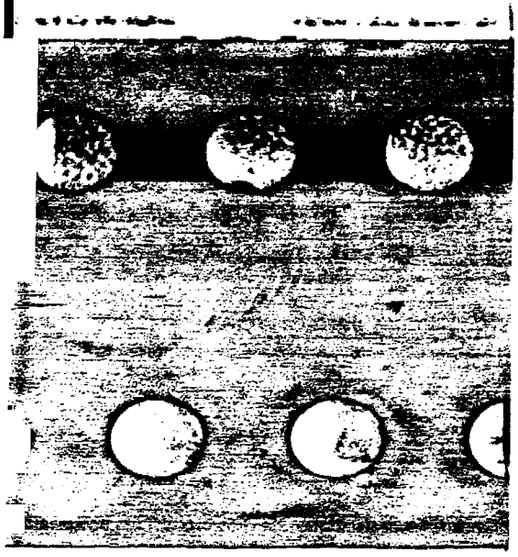
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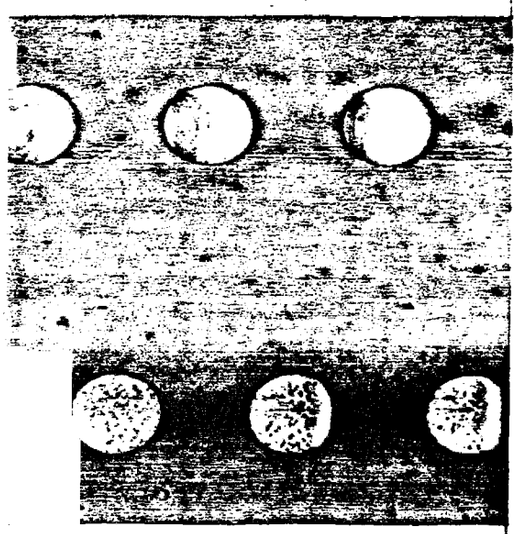
IDENTIF. TREFERENCE

Dec 7 2 04 PM '89

FELIX A. MISKELLEY, REGISTER
DAVIDSON COUNTY TN.

2858 12/07 0101 03CHECK 155.50





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

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 173

| | | |
|---|---|---|
| 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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 6.00
TOTAL 155.50
CHECK 155.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/89 01 14:02 0001 285E

87864

IDENTIF. REFERENCE

DEC 7 2 04 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 274048