This instrument prepared by:
H. Marshall Greene, Esq.
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 9083 PAGE 802

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mr. Alan W. Demonbreun 216 Capitol View Avenue Nashville, TN 37207	Same	Map 0-60-16-0 Parcel 141.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Mai W. Demonbreun, a single woman, (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto her son, Alan W. Demonbreun, and wife, Kathy Boone Demonbreun, (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 90 on the Map of Capitol View Subdivision as of record in Book 974, pages 52 and 53, Register's Office for said County, described as follows:
>
> Beginning on the southerly margin of Capitol View Avenue, at the corner of Lots Nos 89 and 90 on said plan; thence with the southerly margin of said Avenue, eastwardly 98 feet to the northwest corner of that part of Lot No. 90 conveyed to Leslie Singleton and wife, by deed from Odell Craighead and wife, of record in Book 2294, page 581, said Register's Office; thence with the said Singleton's western boundary line southwardly 338 feet, more or less, to said Singleton's southwest corner; thence westwardly 83 feet to the southeast corner of said Lot No. 89; thence with the line between said Lots Nos. 89 and 90, northwardly 342.7 feet to the beginning.
>
> Being the same property conveyed to Mai W. Demonbreun by Quitclaim Deed from Janet R. Greer, being one and the same person as Janet Romine Demonbreun, of record in Book 7161, page 316, and by Trustee's Deed from Billy C. Donnell, Trustee, of record in Book 7151, page 151, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; (3) First Mortgage Installment Loan of record in Book 4990, page 278, in Register's Office for Davidson County, Tennessee; (4) a 20-foot permanent easement and a 10-foot temporary easement to Metropolitan Government of Nashville and Davidson County of record in Book 4155, page 484, said Register's Office; and (5) all visible easements and

encroachments. Grantor further covenants and binds herself, her heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has set her hand, this 10th day of May, 1993.

Mai W. Demonbreun
MAI W. DEMONBREUN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Janie G. Mills a Notary Public in and for the County and State aforesaid, personally appeared Mai W. Demonbreun, with whom I am personally acquainted, the within named bargainor, and that she acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of May, 1993.

Janie G. Mills
Notary Public

My commission expires:

My Commission Expires MAY 25, 1996

NOTARY PUBLIC

BOOK 9088 PAGE 804

STATE OF TENNESEE)
)
COUNTY OF Davidson)

The actual consideration or value for this property (whichever is greater) is Twenty-six Thousand Dollars ($26,000.00) and no other monetary consideration.

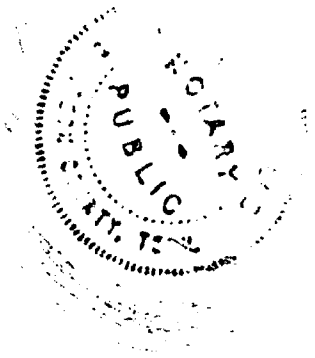
Mai W. Demonbreun
AFFIANT

Sworn to and subscribed before me
this 10th day of May, 1993.

Janice A. Mills
NOTARY PUBLIC

My commission expires:

My Commission Expires MAY 25 1996



WARRANTY DEED/DEMONBREUN - 39775
1463 - 1

8374 09/22 0101 03CHECK 109.20

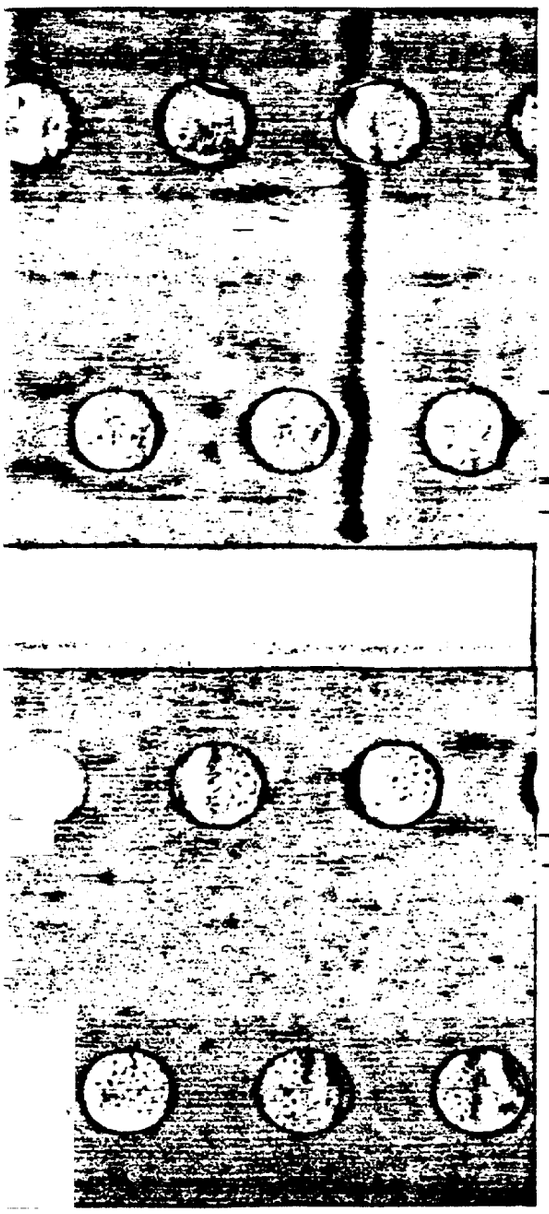
PICK-UP

66691

IDENTIF. & REFERENCE

93 SEP 22 PM 3:33

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8083 PAGE 805

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

CAMT 26000.00
CON TX 96.20
PRFEE 1.00
MDEED 12.00
TOTAL 109.20
CHECK 109.20

09/22/93 01 15:35 0001 8374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65697
IDEINTIF. & REFERENCE

93 SEP 22 PM 3:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 700767