BOOK 9407 PAGE 378

STATE OF TENNESSEE
COUNTY OF Davidson }

AP

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~29,500.00~~ 30000 00

Leon Demonbreun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES 1-25-97

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Leon Demonbreun (NAME) | Mortgage Service America Co. (NAME) | 71-15-31 |
| 225 Lucile Street (STREET ADDRESS OR ROUTE NUMBER) | 11320 Random Hills Rd., Suite 400 (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP) | Fairfax Virginia 22030 (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, Ann B. Walters ~~6841 07/14 0101 03CHECK 120.00~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon 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. 59 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for Davidson County, Tennessee. Said Lot No. 59 fronts 50 feet on the northerly side of Lucile Street and runs back between parallel lines with the westerly margin of an alley, 135 feet to an alley in the rear.

Being the same property conveyed to Ann B. Walters subject to life estate held by Sally May Stokes, by Deed of record in Book 8235, Page 875, Register's Office for Davidson County, Tennessee. The said Sally May Stokes having since died and the remainder interest having vested in Ann B. Walters.

Subject to any and all plats, surveys, easements, restrictions and other matters of record.

The above legal description is the same as that contained in the previous instrument of record.

unimproved ( ) This is improved ( X ) property, known as 225 Lucile Street (House Number) (Street) Nashville, Tennessee 37207 (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. 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 my hand(s) this 5th day of July, 19 94

Ann B Walters

Ann B. Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

BOOK 9407 PAGE 379

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Ann B. Walters

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, Tenpessee, this 5th day of July, 19 94.

Commission expires 1-05-97

Notary Public

STATE OF TENNESSEE
COUNTY OF }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that ( he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

**WARRANTY DEED**

**FROM**

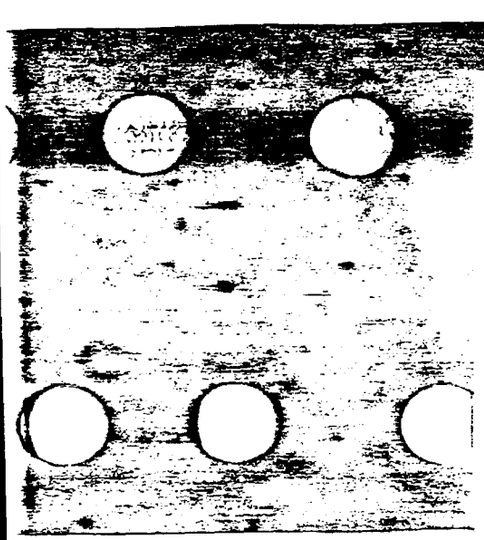
**TO**

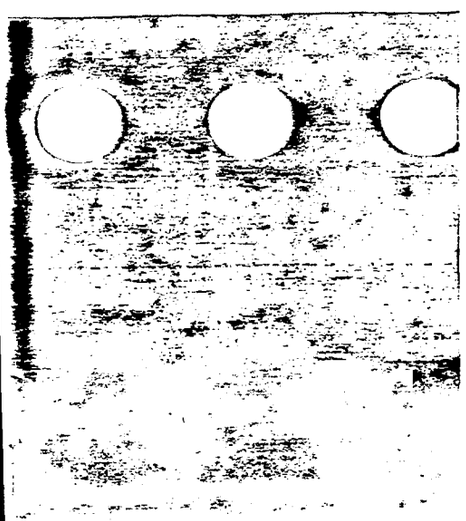
**Furnished by:**

70976
IDENTIF. & REFERENCE

94 JUL 14 AM 11:22
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9407 PAGE 380

| | | |
|---|---|---|
| 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 | 30000.00 |
| CON TX | 111.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 120.00 |
| CHECK | 120.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/94 01 11:22 0001 6841

70976
IDENTIF. # REFERENCE

94 JUL 14 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 813446