BOOK 9598PG177

File Box #7
Saturn & Mazer
File #33195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Demonbreun (NAME)	Pacific Southwest Bank (NAME)	172-8-A-3.00CO
1337 Barnes Road (ADDRESS)	800 North Shoreline Blvd. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Corpus Christi, TX 78469 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles W. Elsea, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Demonbreun and spouse, Anissa B. 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, TN, BEING Lot No. 3 on the Plan of Section One, Hunters Branch Planned Unit Development, of record in Book 6250, page 513, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Charles W. Elsea et ux, Beth C. Elsea by deed from Peter Boudreau et ux, Barbara Boudreau, of record in Book 7771, Page 323, Register's Office for Davidson County, Tennessee. The said Beth C. Elsea having since quitclaimed her interest in said property to Charles W. Elsea by deed of record in Book 9412, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 513; Declaration of covenants, conditions and restrictions of record in Book 6601, page 7; By-Laws in Book 6632, page 429; all of record in the Register's office for Davidson County, Tennessee.

95 FEB 21 AM 9:3
DAVIDSON COUNTY, TN.

35182

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 1337 Barnes Road, Antioch, TN 37013
(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 16th day of February 19 95

Charles W. Elsea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9598 PG 178

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Elsea, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 16th day of February

Commission expires 5-28-98

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1998

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Charles W. Elsea

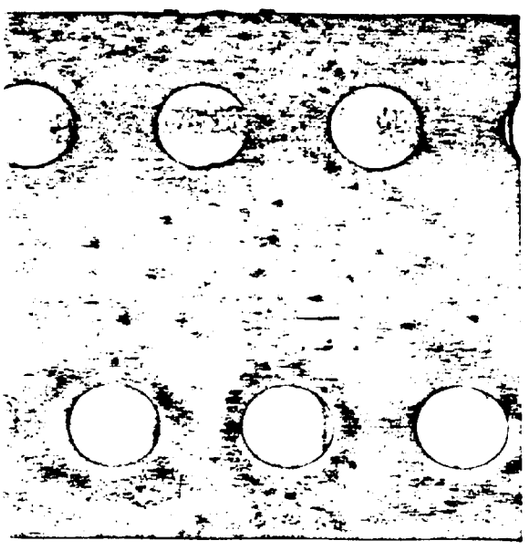
TO

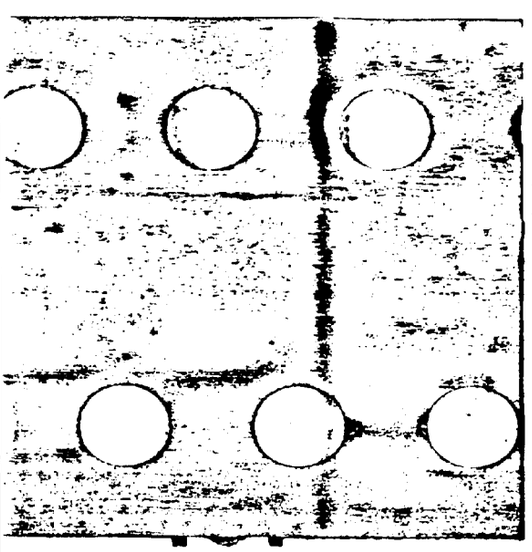
Robert M. Demonbreun and spouse,
Anissa B. Demonbreun

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

2860 02/20 0101 03CHECK 395.65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9598 PG 179

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 104500.00
CON TX 386.65
REGISTER 1.00
WDEED 8.00
TOTAL 395.65
CHECK 395.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/20/95 01 21:29 0001 2860

35182
IDENTIF. & REFERENCE

95 FEB 21 AM 9:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 882555