Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R6717

BOOK 10707 PG 275

MAP/GROUP/PARCEL
073-09-0-217.00

NEW OWNER'S NAME AND ADDRESS:
James E. Demonbreun and wife,
Patricia A. Demonbreun
1921 Rosebank Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Owner
First Trust Mtg. Co.
6525 Quail Hollow Ste. 300
Memphis, TN 38120

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joel P. Kitchens and wife, Carol A. Kitchens, hereinafter called Grantors, do hereby transfer and convey unto James E. Demonbreun and wife, Patricia A. Demonbreun, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 23 on the Plan of Henderson Gardens, Section 1, a plat of which is of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property. The subject property is improved property commonly known as 1921 Rosebank Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9111, Page 401, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joel P. Kitchens

Carol A. Kitchens

6777 12/03 0101 03CHECK 341-00

MAIL ENV.

97 DEC -3 PM 2:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0376184

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joel P. Kitchens and wife, Carol A. Kitchens, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of November, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $89,900.00.

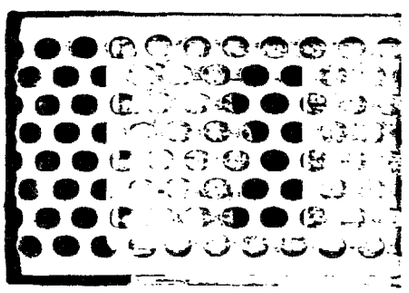
AFFIANT

Sworn to and subscribed before me, this the 24th day of November, 1997.

NOTARY PUBLIC

My Commission Expires:
2/3/98

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



RECEIVED OF _____

FOR _____

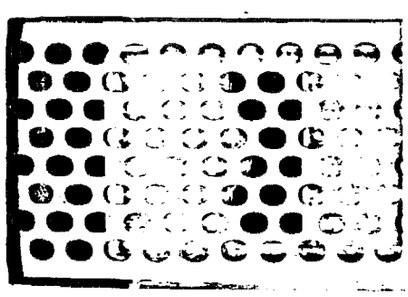
BOOK 10707 PG 277

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

CASH [illegible]
CO TX 332.63
PRFEE 1.00
MISC 8.00
TOTAL 341.63
CHECK 341.63
12/03/97 01 14:30 0001 6777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03761 84
IDENTIF. REFERENCE

97 DEC -3 PM 2:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1227601