Return to:
Jack Case Wilson Title
7100 Executive Center Drive
Ste 150
Brentwood, TN 37027

B-2823

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12289B

MAP/GROUP/PARCEL:
102-08-0/029.00

NEW OWNER'S NAME AND ADDRESS:
Patrick C. Hoban and Elisabeth F. Hoban
824 Russleo Drive
Nashville, Tennessee 37209

Davidson County DEEDWARR
Recvd: 08/09/02 09:04 2pgs
Fees:13.00 Taxes:573.50
20020809-0096109

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Mary Demonbreun, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Patrick C. Hoban and Elisabeth F. Hoban, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Horton Heights, Section IV, of record in Book 1835, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 824 Russeleo Drive, Nashville, Tennessee 37209.

BEING the same property conveyed to Ervin Demonbreun and Mary Demonbreun herein by deed of record in Book 4717, Page 145, Register's Office for Davidson County, Tennessee. Ervin Demonbreun is now deceased and at the time of his death was the husband of Mary Demonbreun.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is 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.

GRANTOR further covenants and binds herself, her 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.

Mary Demonbreun
by Ronald Winston Demonbreun, Attorney in Fact

by Ronald Winston Demonbreun Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Ronald Winston Demonbreun, Attorney in Fact for Mary Demonbreun, with whom I am personally acquainted, and made oath that she as such Attorney in Fact being authorized so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 14th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SUMNER COUNTY, TENN. SHELTON HATCHER NOTARY PUBLIC AT LARGE My Commission Expires January 25, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $155,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of June, 2002.

WILLIAMSON COUNTY, TENNESSEE KAREN L. TRUSTY NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

My Commission Expires:
12-29-03