Davidson County DEEDWARR
Recvd: 03/17/05 13:25 2 pgs
Fees:12.00 Taxes:0.00

20050317-0029513

This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Carolyn D. Demonbreun
Affiant

Subscribed and sworn to before me this 15 day of MARCH, 2005.

David P. Tracy
Notary Public

My Commission expires: 7/9/08

DAVID P. TRACY NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

This instrument was prepared by:
John R. Vermillion
5115 Maryland Way
Brentwood, Tennessee 37027

Address New Owner as Follows:
The Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust
2802 Hody Drive
Nashville, Tennessee 37206

Send Tax Bills to:
The Walter S. Demonbreun and Carolyn D. Demonbreun Revocable Living Trust
2802 Hody Drive
Nashville, Tennessee 37206

Map-Parcel Numbers:
83-7-157

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CAROLYN D. DEMONBREUN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, transferred and conveyed and do hereby bargain, sell, transfer and convey unto CAROLYN D. DEMONBREUN, as Trustee for THE WALTER S. DEMONBREUN AND CAROLYN D. DEMONBREUN REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 63, on the map of Rolling Acres No. 2 second of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 80 ft. on the northerly margin of Urban Place and extends back between line measuring 164.67 feet on the westerly side and 156.12 feet on the easterly side to a dead line in the rear on which it measures 81.23 feet.

Being the same property acquired by Grantor by Quitclaim Deed recorded in Book K, page ____, of the Real Property Records of Davidson County, Tennessee.

* 20041116-0137775

The above described property is ☐ improved ☐ unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that Grantors will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 15 day of MARCH, 2005.

Carolyn D. Demonbreun
CAROLYN D. DEMONBREUN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN D. DEMONBREUN, 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, at NASHVILLE TN, Tennessee, this 15 day of MARCH, 2005.

David P. Tracy
Notary Public, State of Tennessee
My Commission expires: 7/9/05.

DAVID P. TRACY
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.