DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENN. 37219

BOOK 3818 PAGE 457

WARRANTY DEED

Address New Owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mr. & Mrs. Horace L. Decker, Sr.	Mr. & Mrs. Horace L. Decker, Sr.	Map 105-12
736 Currey Road	736 Currey Road	P/O Par. 21
Nashville, Tennessee	Nashville, Tennessee	

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by Horace L. Decker, Sr., and wife, Pauline G. Decker, and other good and valuable considerations, including the agreement and consent of said Horace L. Decker, Sr., and wife, Pauline G. Decker, to the closing, vacation and abandonment of a certain unnamed alley shown in Prigmore's Subdivision of Lots, of record in Book 332, page 83, Register's Office of Davidson County, Tennessee, as an alley running southeast from Davis Street approximately 160 feet, more or less, thence east approximately 102 feet, more or less, to Brown's Creek; receipt and sufficiency of all of which is hereby expressly acknowledged, the undersigned, Mrs. Emma Houston Price, a widow, has bargained and sold and by these presents does transfer and convey unto the said Horace L. Decker, Sr., and wife, Pauline G. Decker, their heirs and assigns, a certain triangular tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a small triangular tract of land and being a part of Lot No. 14, Prigmore Subdivision, of record in Book 332, page 83, Register's Office of Davidson County, Tennessee, more particularly described as follows:
>
> Beginning at a point, same being the southeasterly corner of Lot No. 6 of said Subdivision and a northeasterly corner of Lot No. 7 of said Subdivision; thence south 87° 30' East 40 feet to a point in the easterly boundary line of said Subdivision; thence in a northerly direction along said easterly boundary line north 0° 47' West 34 feet, more or less, to a point; thence in a southwesterly direction south 54° 43' West 50 feet, more or less, to the point of beginning; it being the purpose of this conveyance to extend the northerly line of Lot No. 7, said Subdivision, in a northeasterly direction to the easterly boundary line of said Subdivision.
>
> And being a part of a tract of land conveyed to Dr. John A. Price and Emma Houston Price by deed of James E. Covington, Clerk and Master, pursuant to final decree entered under date of June 12, 1947 in the cause of Emma H. Price vs. Mrs. Wilma Kirkpatrick et al (Rule No. 63947) of record in Minute Book 53, page 167, of the Chancery Court of Davidson County, Tennessee, said deed being of record in the Register's Office of Davidson County, Tennessee,

in Book 1908, page 561; and being part of the same property passing to the undersigned, Emma Houston Price, as surviving tenant by the entirety upon the death of her husband, Dr. John A. Price, in November, 1948.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging unto the said Horace L. Decker, Sr., and wife, Pauline G. Decker, their heirs and assigns, forever.

And undersigned does covenant with the said Horace L. Decker, Sr., and wife, Pauline G. Decker, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for lien of 1964 taxes, terms and provisions contained in and easements retained by Bill No. 64-295 (same being Original Ordinance No. 64-295 of the Metropolitan Council of the Metropolitan Government of Nashville, Davidson County, Tennessee, duly adopted by said Council and approved by the Mayor on August 19, 1964, closing, vacating and abandoning said unnamed alley); all existing easements and utility, sewerage and drainage facilities and applicable building and zoning regulations.

And undersigned, Mrs. Emma Houston Price, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land, except that portion thereof embraced within the bounds of said unnamed alley now closed as aforesaid, to the said Horace L. Decker, Sr., and wife, Pauline G. Decker, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 28th day of September, 1964.

DOCUMENTARY 55 cents 55

Mrs. Emma Houston Price

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Marion }

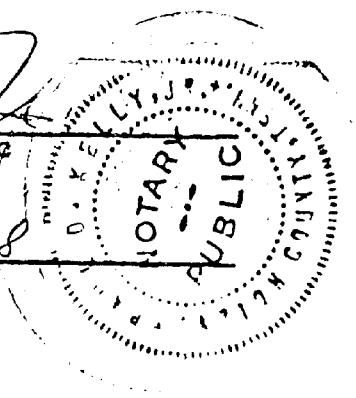
Personally appeared before me, Paul D. Kelly, Jr., a Notary public in and for said County and State, the within named Mrs. Emma Houston Price, the bargainor, with whom I am personally acquainted, and who

acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Jasper, Tennessee, this 28th day of September, 1964.

Notary Public

My commission expires: 4/13/68



D E E D

MRS. EMMA HOUSTON PRICE

TO

HORACE L. DECKER, SR, ET UX.

52950

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY
STATE OF TENN.

OCT 2 [illegible]
REC'D. [illegible] 2.00
DEP. R.O. [illegible]

HAGAN AND CO.
REAL ESTATE
NASHVILLE, TENN.

DEARBORN, BERRY & WARNER
ATTORNEYS AT LAW
400 COMMERCE UNION BANK BUILDING
NASHVILLE, TENN. 37219

STATE TAX $ .45
PROBATE .50
TOTAL $ .95

OCT 2 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID OCT [illegible]

CT