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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 1970.

Notary Public

MY COMMISSION EXPIRES: 5-3-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Clyde P. Holland
Law Firm, Warfield, Entrekin & Jones, Third National Bank Building
NAME Nashville, Tennessee 37219 ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DAVID L. DECKARD, ET UX (NAME) | First & Mid-South Mortgage Co. (NAME) | Map. 96 14 |
| 3313 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER) | 410 Union (STREET ADDRESS) | Par. 263 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | PW |

FOR AND IN 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, THURMAN HOME BUILDING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. DECKARD AND WIFE, GAIL S. DECKARD

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, Tennessee, being Lot 254, Hickory Bend Section 4, as of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee.

SIAD Lot 254 fronts 70.2 feet on the westerly side of Ironwood Drive and runs back between lines 156.8 feet on the northerly side and 158.4 feet on the southerly side to a line at the rear measuring 73.6 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc. of record in Book 4292, page 468, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenant contained in instrument of record in Book 4272, page 832, Register's Office for Davidson County, and the plan of record in Book 4175, page 34, said Register's Office shows an owner's certificate, a 30 foot minimum building setback line from Ironwood Drive and a 10 foot easement for public utility purposes and drainage along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the Northeast corner of said lot.

This is unimproved ( ) improved (X) property, known as 3313 Ironwood Drive, Nashville, Tennessee 37211
(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 12 day of February, 19 70

THURMAN HOME BUILDING CORPORATION

BY: [signature] - V. Pres

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wilbur K. Davis and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) (themselves) to be the Vice President and _____ respectively of the THURMAN HOME BUILDING CORPORATION the within named bargainor, a corporation, and that (he) (they) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Wilbur K. Davis as such Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, ~~Tennessee~~ on this the 12 day of FEBRUARY, 19 70

My commission expires 5-3-70

Notary Public

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORPORATION

TO

DAVID L. DECKARD AND WIFE, GAIL S. DECKARD

A 68836

IDENTIF. REFERENCE

FEB 17 12 42 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please Return To:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219

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|---|---|---|---|---|---|---|
| FEB 17 70 | CONV | 20,600.00 | | | | |
| FEB 17 70 | S'TAX | | A* | 53.56 | | |
| FEB 17 70 | PR'FEE | | A* | .50 | | |
| FEB 17 70 | W'DEED | | A* | 3.00 | * | 57.06 |