WARRANTY DEED

BOOK 1443 PAGE 426

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Albert Decker. (NAME)	Guaranty Mortg Co (NAME)	Map 162-1
5028 Packard Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Ave N. (STREET ADDRESS)	Par. 15
Nashville 37211 Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) Tenn. (STATE)	

For and in Consideration of the sum of THREE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($3,750.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3858, page 424, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Phillips Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, George M. Johnson and wife, Lucile B. Johnson

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Albert Decker and wife, Pauline Coleman Decker *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 No. 15 on the Map of Fairlane Park, as of record in Book 2331, page 108, Register's Office for said County, as follows:

Beginning at a point on the easterly margin of Packard Drive at the corner of Lots 15 and 83; thence with the line between lots 15 and 83, southeastwardly 175.0 feet to a concrete monument at the common rear corners of Lots 15 and 83 in the westerly line of Lot 16; thence with the line between Lots 15 and 16, southwestwardly 158.7 feet to the north margin of Tusculum Road; thence with the margin of same, westerly 117.5 feet to the beginning of a curve; thence around said curve, northwesterly 39.6 feet to the easterly margin of Packard Drive; thence with the margin of the same northerly around a slight curve 227.6 feet to the point of beginning.

Being the same property conveyed to George M. Johnson and wife, Lucile B. Johnson by deed from Wesley R. Marlor and wife, Sarah A. Marlor of record in Book 4429, page 507, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is the following described tract of land which was conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed from Wesley R. Marlor and wife, Sara A. Marlor of record in Book 4202, page 535, Register's Office for Davidson County, Tennessee.

CONTINUED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,772.44

Subscribed and sworn to before me, this the 31 day of

Geo. M. Johnson
Affiant

My commission expires: My Commission Expires August 11, 1973
(Affix Seal)

Notary Public

DAVIDSON COUNTY, TENN.

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 15 on the map of Fairlane Park as of record in Book 2331, page 108, Register's Office for said County and described as follows:

Beginning at a point in the present northerly margin of Tusculum Road at the corner of lots 15 and 16; thence south 77° 24' west 117.5 feet along the present northerly margin of Tusculum Road to the beginning of a curve that has a 25-foot radius; thence around said curve northwesterly 39.6 feet to the easterly margin of Packard Drive; thence with the margin of the same northerly around a slight curve 9 feet to a point; thence southeasterly 39.2 feet around a curve that has a 25-foot radius to a point on the new relocated northerly margin of Tusculum Road; thence with the margin of the same north 76° 37' east 91.0 feet to a point; thence north 13° 23' west 10 feet to a point; thence north 76° 37' east 30.0 feet along the new relocated northerly margin of Tusculum Road to a point on the lot line between lots 15 and 16 on said map; thence south 8° west 19 feet along said lot line to the point of beginning and containing 1385 square feet, more or less.

Also, the right for temporary channel and ditch easement containing 1540 square feet to extend beyond the new relocated northerly margin of Tusculum Road as shown on Plans on file in the Engineering Division of the Public Works Department of said Government, known as Project No. 63-R-106. Said easements are to become null and void after completion of the construction of Tusculum Road.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

unimproved ( )

This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert Decker and wife, Pauline Coleman Decker *their heirs and assigns, forever.*

And we *do covenant with the said* Albert Decker and wife, Pauline Coleman Decker *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,* except as noted above.

And we, George M. Johnson and wife, Lucile B. Johnson *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert Decker and wife, Pauline Coleman Decker, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 31st *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George M Johnson

Lucille B. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Paul E Johnson, a Notary Public in and for said County and State, the within named George M. Johnson and wife, Lucile B. Johnson

the bargainor.s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 70.

Paul E Johnson, Notary Public.

Commission Expires My Commission Expires August 11, 1973

STATE OF
COUNTY OF

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

GEORGE M. JOHNSON, ET UX

TO

ALBERT DECKER, ET UX

A 8 9 0 5 1

IDENTIFICATION REFERENCE

SEP 4 12 39 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-4-70 CONV
SEP-4-70 STAX
SEP-4-70 PRFEE
SEP-4-70 MDEED

12,779.14

A* 33.28
A* .50
A* 6.00

* 39.78

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON