Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 4538 PAGE 521

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
JOSEPH LEONARD BROWN ET UX

TO
DONALD C DECKER ET UX

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Decker (NAME)	First and Mid-South Mortgage Co (NAME)	Map 130-6
1303 Saturn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Par. 15
Nashville, Tenenssee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	mpo

(FOR REGISTER'S USE)

B 3 1 2 9 8

IDENTIF. REFERENCE T

SEP 21 2 22 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 13,400.00 Donald C Decker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 1971.

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS cash in hand paid by DONALD C. DECKER and wife, BRENDA B. DECKER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOSEPH LEONARD BROWN and wife, MARTHA H. BROWN

have bargained and sold, and by these presents do transfer and convey unto the said

DONALD C. DECKER and wife, BRENDA B. 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. 158 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County.

SAID Lot No. 158 fronts 85 feet on the southerly side of Saturn Drive and runs back between lines 229.9 feet on the easterly line and 159.4 feet on the westerly line, to a line at the rear measuring 148.4 feet thereon.

BEING the same property conveyed to Joseph Leonard Brown and wife, Martha H. Brown by deed from M. D. Hale and wife, Margaret C. Hale of record in Book 1759, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 1424, page 92, said Register's Office which shows an owners certificate, a 40-foot minimum building setback line from Saturn Drive and a 10-foot easement for public utility purposes along the rear line of said lot, easement for sewers as of record in Book 3463, page 226 to City of Nashville, restrictive covenants of record in Book 1682, page 1, Book 1727, page 185, Book 1424, page 92, Register's Office for said County.

BOOK 4538 PAGE 522

WD-2

This is ( ) unimproved (X) improved property, known as 1303 Saturn Drive (House Number) (Street), Nashville (P. O. Address) (City or Town), Tennessee (Postal Zone) 37217

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DONALD C. DECKER and wife, BRENDA B. DECKER their heirs and assigns, forever.

And we do covenant with the said DONALD C. DECKER and wife, BRENDA B. 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 for current taxes.

And we, JOSEPH LEONARD BROWN and wife, MARTHA H. BROWN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said DONALD C. DECKER and wife, BRENDA B. DECKER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of September, 19 71

Joseph Leonard Brown
JOSEPH LEONARD BROWN

Martha H. Brown
MARTHA H. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Leonard Brown and wife, Martha H. Brown

the bargainors, 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 15th day of September 19 71.

Elizabeth P. Holland, Notary Public.

Commission expires 5/12/74

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 _____.

SEP 21 '71 CONV 13,400.00
SEP 21 '71 S'TAX A* 34.84
SEP 21 '71 PLTEE A* .50
SEP 21 '71 WDEED A* 4.00 39.34

Witness my hand and seal, at office in _____,

this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____