FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,000.00 James R.S. Decker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER 19 76.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James R. S. Decker (NAME)	Realty Mortgage, Inc. (NAME)	119-3
101 Stirton Road (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard, N.E. (STREET ADDRESS)	65
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	6DA 09-22

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, Willis Brown Boaz and Carol D. Boaz LaMay, formerly known as Carol D. Boaz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. S. Decker et ux Patricia S. Decker

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 No. 40 on the plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County.

SAID Lot No. 40, which is a corner lot, fronts 100.0 feet on the southwesterly margin of Dodge Drive and fronts 97.13 feet on the southeasterly margin of Stirton Road, said frontages being joined by a curve having a length of 31.42 feet, and extends back 128.8 feet on the southwesterly line and 140.0 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Willis Brown Boaz and wife, Carol D. Boaz by deed from Carl Batson, Inc. of record in Book 2540, page 119, Register's Office for said County; by Divorce Decree of the Fourth Circuit Court for Davidson County, Tennessee, No. 71800, under the names Carol May Diehl Boaz v. Willis Brown Boaz, said parties therein being the above mentioned grantees, said property was vested in said grantees as tenants in common.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 101 Stirton Road (House Number) (Street) Nashville, Tennessee 37211 (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 our hand s this 15TH day of DECEMBER, 19 76

Willis Brown Boaz
Willis Brown Boaz

Carol D. Boaz LaMay
Carol D. Boaz LaMay

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis Brown Boaz and Carol D. Boaz LaMay

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 DECEMBER 19 76.

Commission expires 3-8-80

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

D 8 1 8 5 5

WARRANTY DEED

FROM
Willis Brown Boaz

TO
James R. S. Decker

LOCATION REFERENCE

DEC 20 10 43 AM '76

REGISTER

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
Box 8

DEC20'76	CONV	26,000.00			
DEC20'76	S'TAX		B*	67.60	
DEC20'76	PR'FEE		B*	.50	
DEC20'76	W'DEED		B*	4.00	* 72.10