THIS INSTRUMENT PREPARED BY:

George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Don Reed Hobson, et ux. 1808 Fourth Avenue, South Nashville, TN 37210	Same	105-12 Parcel 21 & 23

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ninety-Four Thousand Three Hundred and No/100 Dollars ($94,300.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, HORACE L. DECKER, JR., a widower ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DON REED HOBSON and wife, BARBARA ANNE HOBSON ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, (the "Property"), more particularly described as follows:

TRACT I

LAND in Davidson County, Tennessee, being Lots No. 7 and 8 and the northwest part of Lot 9 on the map of Mrs. J. G. Prigmore's resubdivision of the Mayo Land as of record in Book 332, page 83, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of the right of way of the Nashville Railway and Light Company, said right of way adjoining the easterly margin of the Nolensville Road at a point 320 feet southeasterly from the southerly margin of Davis Street, being the corners of Lots No. 6 and 7, thence with the line between said two lots northeasterly 197 feet to the southerly margin of an unimproved alley; thence with said alley easterly 40 feet to Browns Creek; thence with said creek southerly 103.2 feet to a point; 11.8 feet southerly from a corner of Lot 8 and 9; thence southwesterly 172 feet to the easterly margin of the right of way of said Nashville Railway and Light Company, thence with said right of way northwesterly 108 feet to the beginning.

INCLUDED but expressly EXCLUDED is the following described property in Right of Way Deed of record in Book 2804, page 501, said Register's Office. LAND located in the 6th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point where the lands of Peoples Oil Company and Decker corner on the present right of way line of State Route No. 11 and runs with the boundary line between the lands of Peoples Oil Company and Decker North 60 degrees East, 28 feet to a point; thence North 29 degrees 37 minutes West, 102 feet to a point in the boundary line between the lands of Decker and Houston; thence with said boundary line South 56 degrees 32 minutes West 26 feet to a point in the present right of way line of State Route No. 11; thence with the present right of way line of State Route No. 11, South 30 degrees 44 minutes East 100 feet to the point of beginning and containing 2,800 square feet, more or less.

TRACT II

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 degrees 30 minutes 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 degrees 47 minutes west 34 feet, more or less, to a point; thence in a southwesterly direction south 54 degrees 43 minutes 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.

Being the same property conveyed to Horace L. Decker, Jr. and wife, Helen P. Decker, by deed from Horace L. Decker, Sr. and Pauline Green Decker, of record in Book 4912, page 41, Register's Office for Davidson County, Tennessee. The said Helen P. Decker is deceased.

This conveyance of the the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1985 real property taxes which are assumed by the Grantee.

2. Subject to easement for TVA power lines as set forth in Book 1165, page 325, Register's Office for Davidson County, Tennessee.

3. Subject to easements as set out in Bill Number 64-29 of the Metropolitan Government of Nashville and Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $94,300.00.

Ann Reed Nelson
AFFIANT

Subscribed and sworn to before me, this 13th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 1-10-89

This is unimproved property.

TO HAVE AND TO HOLD, the said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the Property of the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 13th day of May, 1985.

Horace L. Decker Jr.
HORACE L. DECKER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner, Jr., a Notary Public in and for said County and State, Horace L. Decker, Jr., the within named bargainor, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 15 day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 1/10/89

IDENTIF. REFERENCE

MAY 16 2 53 PM '85
FELIA E. ... REGISTER
DAVIDSON COUNTY, TN

J 0 5 5 0 4

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6559 PAGE 33

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			94300.00- CAMT.	
			245.18 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	257.68-
89	1A	05/16/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 5504

IDENTIF. REFERENCE

MAY 16 2 53 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135573