BOOK 7035 PAGE 710

This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Bk. Nos. 9D-45360,
9D-45350
Map & Parcel 178-53
178-34

Send Tax Statements To:
First Federal Savings
Bank of Tennessee
101 West Lincoln
Tullahoma, Tennessee 37388

Name/Address New Owner:
MARY ANN SOUTH M.D.
Highway 96 WEST
FRANKLIN, TN. 37064

Name of Mortgagee:
First Federal Savings
Bank of Tennessee
101 West Lincoln
Tullahoma, Tennessee 37388

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARTHA D. DECKER, unmarried, have bargained and sold and by these presents do transfer and convey unto MARY ANN SOUTH, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 on a survey by Donald R. Carver, surveyor, dated May 23, 1973, and described as follows:

Beginning at an iron pin in the Southerly right of way of Highway 96; said point being at the intersection of abandoned Little East Fork Road and Highway 96; thence with the Southerly right of way of Highway 96, 304.41 feet to a point; thence south 60 deg. 01' east 874.15 feet to a Highway marker; thence continuing with said right of way south 79 deg. 23' east 106.60 feet to a Highway marker; thence south 59 deg. 56' east 743.86 feet to a concrete marker; thence south 30 deg. 4' west 94.44 feet to an iron pin; thence south 6 deg. 54' east 60 feet to a concrete marker; thence north 83 deg. 6' east 236.73 feet to a concrete marker; thence south 62 deg. 55' west 848.79 feet to an iron pin in the top of the ridge, being Linton's line; thence north 16 deg. 20' east 299.25 feet to the base of the ridge; thence north along the base of the ridge 66 deg. 03' west 1003.64 feet to an iron pin in Jones' line; thence with Jones' line north 25 deg. 13.31' west 875.56 feet to the point of beginning and containing 18.58 acres.

Being the same property conveyed to Martha D. Decker by deed from Dr. Burton P. Grant and wife, Gloria N. Grant, of record in Book 5917, page 294, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 5th day of October, 1986.

Martha D. Decker
MARTHA D. DECKER

STATE OF CALIFORNIA
COUNTY OF Ventura

Personally appeared before me Victoria L. Starzl, a Notary Public in and for said County and State, the within named MARTHA D. DECKER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 5th day of November, 1986.

My Commission Expires:
7-20-88

Victoria L Starzl
Notary Public

OFFICIAL SEAL
VICTORIA L. STARZL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Exp. July 20, 1988

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~WILLIAMSON~~ VENTURA

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $256,500.00.

Martha D. Decker
Affiant

Sworn to and subscribed before me on this the 5th day of November, 1986.

My Commission Expires:
7-20-88

Victoria L Starzl
Notary Public

OFFICIAL SEAL
VICTORIA L. STARZL
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Exp. July 20, 1988

61662

IDENTIFICATION REFERENCE

Nov 10 10 15 AM '86

RECORDED

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

RECEIVED OF _____

FOR _____

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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

256500.00- CAMT.
718.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 724.70-
4167A 11/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61682

IDENTIFT REFERENCE

Nov 10 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10191