This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

Mail

BOOK 7963 PAGE 297

ADDRESS NEW OWNER:
MICHAEL D. DECKER and wife, DEBORAH G. MONTGOMERY
915 Old Lebanon Dirt Road
Hermitage, TN 37076

SEND TAX BILLS:
Same

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 076
p/o Parcel 034

6859 10/19 0101 03CHECK 117.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **WENDELL ETHRIDGE, TRUSTEE**, with full power to sale or dispose of same without joinder of any beneficiaries, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL D. DECKER and wife, DEBORAH G. MONTGOMERY**, as tenants by the entireties, with rights of survivorship, 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:

A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, and being shown as Tract No. 1 on the unrecorded "Boundary Survey of the Brent Property" by John D. McCormick, Tennessee Registered Land Surveyor No. 674, dated January 25, 1988, as revised April 20, 1988, and October 9, 1989, and being more particularly described as follows:

Beginning at an iron pin in the northerly right-of-way of Old Lebanon Dirt Road, said point being the southwesterly corner of the tract herein described and also being the southeasterly corner of the Sircy Property, as of record in Plat Book 5800, page 30, Register's Office for Davidson County, Tennessee; thence with Sircy and the northerly margin of Sircy Lane North 82 degrees 04 minutes 43 seconds West 187.01 feet to an iron pin; thence continuing with Sircy North 85 degrees 28 minutes 54 seconds West 194.11 feet to an iron pin; thence continuing with Sircy, but leaving Sircy Lane, North 43 degrees 52 minutes 52 seconds West 108.63 feet to an iron pin; thence continuing with Sircy North 37 degrees 02 minutes 19 seconds West 176.43 feet to an iron pin; thence continuing with Sircy North 8 degrees 22 minutes 19 seconds East 448.00 feet to an iron pin; thence leaving Sircy and with other property of Ethridge, Trustee, South 81 degrees 35 minutes 51 seconds East

52.37 feet to a point; thence continuing with other property of Ethridge, Trustee, South 37 degrees 56 minutes 16 seconds East 804.23 feet to an iron pin in the northerly right-of-way of Old Lebanon Dirt Road; thence with said right-of-way South 39 degrees 45 minutes 58 seconds West 80 feet to the point of beginning, and containing 5.01 acres, more or less.

Being a part of the same property conveyed to Wendell Ethridge, Trustee with full powers, by deed from Trina McGuire and husband, Rodney McGuire, dated April 16, 1987, as filed for record in Book 7218, page 70; and re-recorded in Book 7963, page 295, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5.01 acres, more or less, Old Lebanon Dirt Road, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning, planning and health department rules, regulations and ordinances; and any restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1989 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MICHAEL D. DECKER and wife, DEBORAH G. MONTGOMERY, as tenants by the entireties, with rights of survivorship, their heirs and assigns, forever; and I, WENDELL ETHRIDGE, TRUSTEE, with full power to sale or dispose of same without joinder of any beneficiaries, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of October, 1989.

WENDELL ETHRIDGE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **WENDELL ETHRIDGE, TRUSTEE**, with full power to sale or dispose of same without joinder of any beneficiaries, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 16th day of October, 1989.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $32,500.00.

Wendell S. Ethridge
AFFIANT

Subscribed and sworn to before me
this 16th day of October, 1989.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

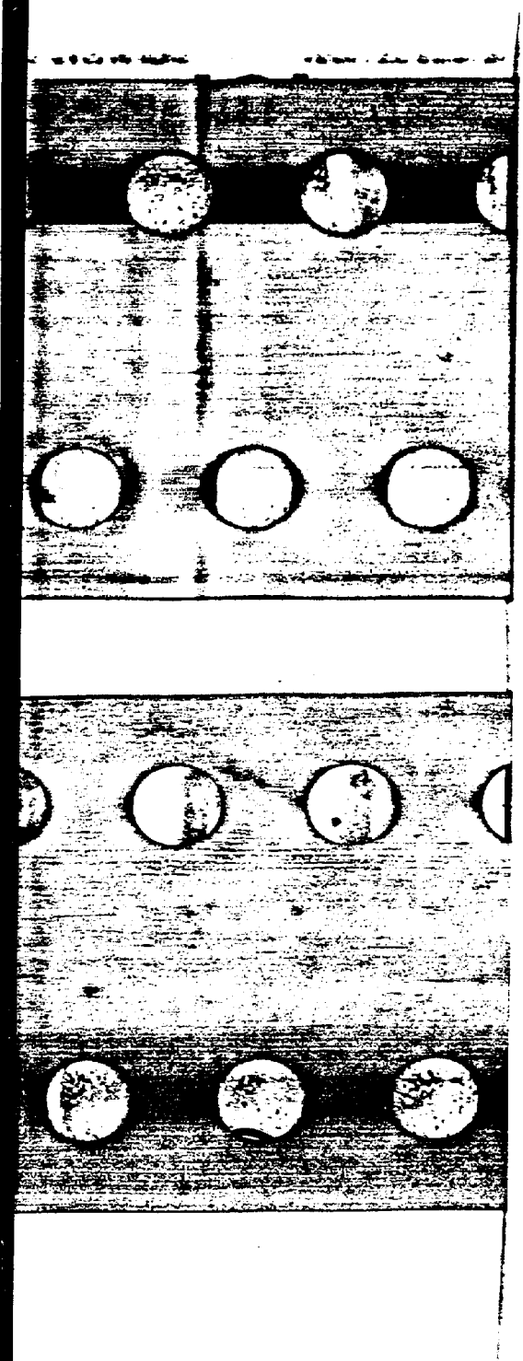
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

74987

IDENTIF. TREFERENCE

OCT 19 9 01 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 7963 PAGE 300

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 32500.00
CON TX 107.25
PRFEE 1.00
WDEED 9.00
TOTAL 117.25
CHECK 117.25

10/19/89 01 09:03 0001 6859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74987

IDENTIF. REFERENCE

OCT 19 9 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259004