This Instrument Prepared Without Title Search, From Documents and Information Provided By the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
JANICE SIRCY and RICKY YORK
931 Old Lebanon Dirt Road
Hermitage, Tennessee 37076

SEND TAX BILLS:
To New Owners

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 76
part of Parcel 58

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, **MICHAEL D. DECKER**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JANICE SIRCY and RICKY YORK**, 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 "Division of the Michael Decker Property" by John D. McCormick, Tennessee Registered Land Surveyor No. 674, dated June 28, 1992, and being more particularly described as follows:

Beginning at an iron pin at the southeasterly corner of the tract herein described; thence leaving the northerly margin of Sircy Lane and running with the westerly line of other property of Janice Sircy and Ricky York (Book 726, page 340, R.O.D.C., TN), North 43 degrees 52 minutes 52 seconds West 108.63 feet to an iron pin; thence continuing with Sircy etal 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 302.50 feet to an iron pin; thence severing the Decker property South 16 degrees 16 minutes 10 seconds West 433.49 feet to the point of beginning, and containing 2.719 acres more or less.

46991

IDENTIFICATION REFERENCE

SEP 10 1 58 PM

JAMES A. WILSON, REGISTER
DAVIDSON COUNTY, TN

72.49

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; and also being a part of the same property conveyed to Michael D. Decker and wife, Deborah G. Montgomery by deed dated October 16, 1989, from Wendell Ethridge, Trustee, of record in Book 7963, page 297, Register's Office for Davidson County, Tennessee. This is also a part of the same property which the said Deborah G. Montgomery conveyed to Michael D. Decker by Quitclaim Deed dated August 16, 1991, and filed for record in Book 8606, page 885, Register's Office for Davidson County, Tennessee. Being also a part of the same property conveyed to Michael D. Decker by Quitclaim Deed of Correction from Wendell Ethridge, Trustee with full powers, dated July 31st, 1992, as of record in Book 8705, page 903, Register's Office for Davidson County, Tennessee.

Rebecca S. Decker, wife of the said Michael D. Decker, joins in this conveyance.

This is unimproved property known as 2.719 acres, more or less.

The subject tract hereinabove described and conveyed is not a separate building site, and has no separate road frontage; and is to be added to other property of Grantees, which other property is evidenced by a deed of record in Book 7266, page 340, Register's Office for Davidson County, Tennessee, to become an indivisible portion thereof.

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

This instrument prepared without title search, none having been requested, from documents and information provided by 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 JANICE SIRCY and RICKY YORK, their heirs and assigns, forever; and I, MICHAEL D. DECKER 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of September, 1992.

Michael D. Decker — Rebecca S. Decker

MICHAEL D. DECKER **REBECCA S. DECKER**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MICHAEL D. DECKER and wife, REBECCA S. DECKER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of September, 1992.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $17,673.50.

AFFIANT

Subscribed and sworn to before me
this 17th day of September, 1992.

Patricia M Swin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 295

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

CAMT	17673.50
CON TX	65.49
PRFEE	1.00
WDEED	12.00
TOTAL	78.49
CHECK	78.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~09-15-92 01 13:57 0001 0032~~

4 6 9 9 1

IDENTIFICATION REFERENCE

SEP 18 1 58 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 571666