THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

BOOK 9711 PG 110

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons, Jr. 823 Old Lebanon Dirt Road Nashville, Tennessee 37214	SAME	Map: 76 Par: 58 Field Book: 4D93360

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,175.00.

Affiant

SUBSCRIBED AND SWORN to before me this 23rd day of June, 1995.

Misty Doney
Notary Public
My Commission Expires: 1-17-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL D. DECKER, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto JAMES D. SIMMONS, JR., hereinafter "GRANTEE", his heirs and assigns, that certain parcel or tract of real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit "A" hereto and the lien for real property taxes for the current year, which taxes have been prorated and assumed by GRANTEE.

GRANTOR further covenants and binds himself, his heirs, personal representatives and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever, except as herein stated.

REBECCA S. DECKER, as spouse of GRANTOR, joins herein for the purpose of conveying any and all interest or rights she may have in the foregoing property by virtue of her marriage to GRANTOR or otherwise.

WITNESS our hands this 23rd day of June, 1995.

MICHAEL D. DECKER

REBECCA S. DECKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL D. DECKER, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of June, 1995.

Misty Doney
Notary Public

My Commission Expires:

1-17-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named REBECCA S. 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 official seal at Nashville, Tennessee, this the 23 day of June, 1995.

Judy W. Simmons
Notary Public

My Commission Expires:

11-2-96

4547 06/23 0101 03CHECK 76.64

0073060
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

G:\USERS\JVC\SIMMONS\DECKER.DED\06-21-95

EXHIBIT "A"

The 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 southeasterly corner of the tract herein described, and also being the northeasterly corner of intersection of the property herein described as "Sircy Lane"; thence with the said northerly margin of Sircy Lane North 82 degrees 04 minutes 43 seconds West 187.01 feet to an iron pin; thence continuing with Sircy Lane North 85 degrees 28 minutes 54 seconds West 194.11 feet to an iron pin; thence with the easterly line 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 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 80.0 feet to the point of beginning, and containing 5.01 acres more or less.

Included in the above described property but specifically excluded therefrom is the following:

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:

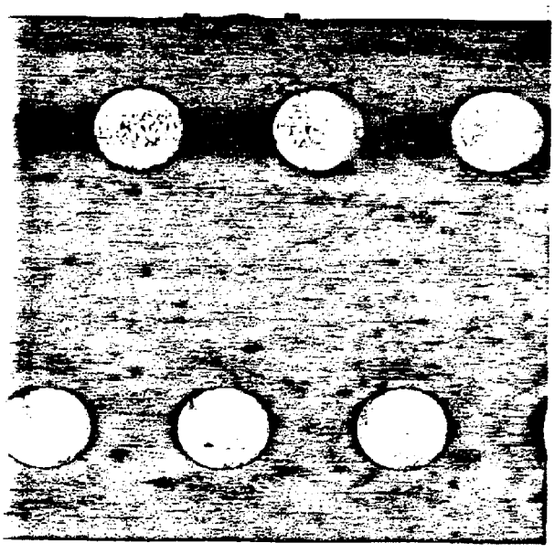
Beginning at an iron pin at the southeasterly corner of the tract herein described; thence leaving the northerly margin of Sircy Lane and running with the westerly line of other property of Janice Sircy and Ricky York (Book 726, page 340, R.O.D.C., TN), North 43 degrees 52 minutes 52 seconds West 108.63 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.

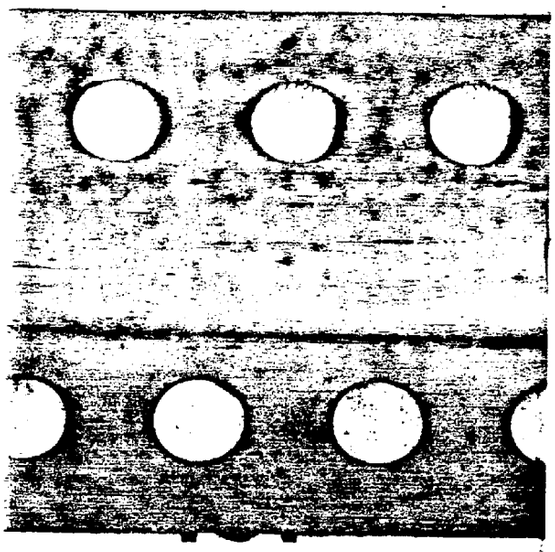
Being a part of the same property conveyed to Michael D. Decker and wife, Deborah G. Montgomery, by deed dated October 16, 1989, from Wendell Ethridge, Trustee, of record in Book 7963, page 297, Register's Office of Davidson County, Tennessee. This is also a part of the same property which the said Deborah 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 31, 1992, as of record in Book 8705, page 903, Register's Office for Davidson County, Tennessee.

The foregoing property is conveyed subject to the following:

1. Restrictive covenants contained in an instrument of record in Book 8080, page 118, Register's Office for Davidson County, Tennessee.

2. Zoning laws and municipal regulations, if any; building line restrictions, and building restrictions of record, if any.





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 113

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 17175.00
CON TX 63.64
PRFEE 1.00
WDEED 12.00
TOTAL 76.64
CHECK 76.64

06/23/95 01 15:10 0001 4547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073060
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.923751