WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,480.00

Kathy M. Decker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF March 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

BERTIE JO WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Castle Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Decker, Jr. (NAME)	John W. Decker, Jr. (NAME)	MAP 51-7
303 West Due West Avenue (ADDRESS)	1005 Woodfield Drive (ADDRESS)	PARCEL 85
Madison, TN 37115 (CITY) (STATE) (ZIP)	Gallatin TN 37066 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry Preston Abbott, Jr. and wife, Elizabeth Mayberry Abbott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Decker, Jr. and wife, Kathy M. Decker

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:

BEING Lot No. 10 on the Map of Part One, Oakland Acres Subdivision, as of record in Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

SAID Lot No. 10 fronts 108 feet on the Southerly side of Due West Avenue and runs back between lines, 353 feet on the Westerly line and 355 feet on the Easterly line, to a dead line on which it measures 108 feet.

Being the same property conveyed to Henry Preston Abbott, Jr. and Robert Franklin Abbott by deed from H. P. Abbott and Mary Abbott, of record in Book 4919, Page 587, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Henry Preston Abbott, Jr. and wife, Elizabeth Mayberry Abbott by Quitclaim deed from Henry Preston Abbott, Jr. and wife, Elizabeth Mayberry Abbott and Robert Franklin Abbott and wife, Blanche Sullivan Abbott of record in Book 5396, Page 17, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/06/01 12:47 2pgs
Fees:11.07 Taxes:260.78

20010306-0021084

unimproved ( )
This is improved (X) property, known as 303 West Due West Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 2nd day of March 2001

X Henry Preston Abbott, Jr.
Henry Preston Abbott, Jr.

X Elizabeth Mayberry Abbott
Elizabeth Mayberry Abbott

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 Henry Preston Abbott, Jr. and wife, Elizabeth Mayberry Abbott

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of March, 2001.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE