WARRANTY DEED

21-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires NOV 25 2001

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacques Simard (NAME)	North American Mortgage Co. (NAME)	98-11
5930 New Hope Road South (ADDRESS)	12701 Fair Lakes Circle #500 (ADDRESS)	4D 17120
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Fairfax, VA 22033 (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, Estate of Buford Otis Deck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacques Simard and wife, Kristin H. Simard

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:

SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Frank P. Duke and wife, Lillie Deck Duke by deed from James Harmon Foster and wife, Johnnie Martin Foster of record in Book 2482, page 85, Register's Office for Davidson County, Tennessee. The said Frank P. Duke and wife, Lillie Deck Duke having since died with Lillie Deck Duke predeceasing Frank P. Duke leaving Frank P. Duke as the surviving tenant by the entirety. Frank P. Duke died testate on January 31, 1997, devising the subject property to Buford Otis Deck by will of record in Will Book 211, Page 459, Probate Court Clerk's Office for Davidson County, Tennessee. Buford Otis Deck having since died testate on September 27, 1999, devising the subject property to John Anthony Deck by will of record in Will Book 232, page 33, Probate Court Clerk's Office for Davidson County, Tennessee. The subject property is herein conveyed pursuant to Order of the Probate Court for Davidson County, Tennessee, entered 5/15/01, Docket No. 99P-1869.

Davidson County DEEDWARR
Recvd: 06/11/01 12:37 3pgs
Fees:15.00 Taxes:323.75

20010611-0061183

unimproved ( )
This is improved (X) property, known as 5930 New Hope Road South, Hermitage, Tennessee 37076
(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 my hand this 21st day of May, 2001

Estate of Buford Otis Deck
By: John Anthony Deck Executor and Devisee
John Anthony Deck, Executor and Devisee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

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 John Anthony Deck, Executor and Devisee for the Estate of Buford Otis Deck, the bargainor(s), 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 Goodlettsville, Tennessee, this 21st day of May, 2001.

_____
Notary Public

My Commission Expires: 11/27/04

Exhibit A

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

TRACT II: Beginning at a point on the westerly margin of the New Hope Road at the intersection of the westerly margin of said New Hope Road and the southern boundary line of the Owen Eakes property; thence with the southern boundary line of said Eakes' property westwardly 224 feet to a point in the eastern boundary line of a tract of land owned by Cowley; thence with the eastern boundary line of said Cowley Property and a tract of land owned by Earheart southwardly 278 feet to a rock corner; thence with the northern boundary line of the tract of land owned by Thomas A. Earheart et ux eastwardly 408 feet to a point on the westerly margin of New Hope Road thence with the westerly margin of said New Hope Road northwestwardly 304 feet to the beginning.

TRACT III. Beginning at a point on the westerly margin of the New Hope Road at the southeast corner of Tract No. 2 conveyed to Alvin Homer Earheart et ux, Johnny Pearl Earheart, by deed from Thomas A. Earheart et ux, of record in Book 1199, page 636, said Register's Office; thence with the southern boundary line of said Alvin Homer Earheart's property, westwardly 408 feet to a point; thence southeastwardly 425 feet, more or less, to a point on the westerly margin of said New Hope Road, said point being 40 feet southeasterly from the corner of said Alvin Homer Earheart's property; thence with the westerly margin of said New Hope Road, northwestwardly 40 feet to the beginning.