WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/01 09:15 2pgs
Fees:11.00 Taxes:72.15

20010625-0066639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 2001

Notary Public

My Commission Expires: MAR 29 2002
(AFFIX SEAL)

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice Weber (NAME)	Same (NAME)	87/39
728 Due West Aven. N. (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Michael D. Decker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernice Weber , unmarried

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 of land in the Fourth Civil District of said County and State, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated May 15, 1955, as follows: BEGINNING at an iron spike in the center line of Old Lebanon Dirt Road at the intersection of the centerline of New Hope Road, now closed, said spike being 61.5 feet south of a concrete monument, set at the southeast corner of this Cemetery lot which monument is in the west margin of Old Lebanon Dirt Road; thence with the center line of said New Hope Road, as closed; South 1 degree West 361 feet to a spike near the margin of New Hope Road; thence westerly 150 feet, more or less, passing through New Hope Road to a point in the center line of Old Lebanon Dirt Road, said last call being along the north line of the property that was conveyed to W. A. Wright and wife, by deed from T. H. Peek of record in Book 2739, Page 61, said Register's Office; thence along the center line of Old Lebanon Dirt Road, North 20 degrees East 356.5 feet to the point of beginning, excluding, however, any and all land that may be within the bounds of any public roads or highways.

Being the same property conveyed to Michael D. Decker by deed dated 06-02-95, from Mark Schklar, filed for record on 06-05-95, in Book 9691, page 434, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) 2001 Property taxes

Grantor hereby makes oath that the above described property has never been the domicile of Michael D. Decker.

unimproved (X)
This is improved ( ) property, known as 900 Old Lebanon Dirt Rd., Hermitage, TN 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 20th day of June 2001

Michael D. Decker by Don Taylor, Attorney in Fact

Michael D. Decker , by Don Taylor, Attorney in Fact

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 Goodlettsville, Tennessee, this 20th day of June, 2001.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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, Don Taylor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Michael D. Decker, and is authorized by Michael D. Decker to execute this instrument on his behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of June, 2001.

Jacqueline A. Page
Notary Public

JACQUELINE A. PAGE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expiration:

My Commission Expires MAR. 29, 2003