WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/03 13:53 2pgs
Fees:13.00 Taxes:370.00

20030206-0016612

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
BEN M. JACOBS	WASHINGTON MUTUAL BANK, FA	90-11-18
(NAME)	(NAME)	
646 RIVER ROUGE DRIVE	P. O. BOX 25064	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	SANTA ANA, CA 92799 5064	
(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, GREGORY P. DECKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN M. JACOBS, 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:

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Charlotte Park Subdivision, Section Nine, of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 608 fronts 73.0 feet on the easterly side of River Rouge Drive and extends back between parallel lines 230.0 feet to a dead line.

Being the same property conveyed to Kimberly Dawn Rohling, Unmarried, by Deed from Michael Marler and wife, Liza T. Marler of record in Book 7955, PAGE 302, Register's Office for Davidson County, Tennessee. Kimberly Dawn Rohling married Gregory Phillip Decker. Kimberly Dawn Decker has since died intestate survived by her husband Gregory Phillip Decker and children, Heather Elaine Clayman and Lawrence Anthony Rohling, Jr. Heather Elaine Clayman, conveyed her interest to Gregory P. Decker by Quitclaim Deed of record in Book in Book 10435, Page 116 and Lawrence Anthony Rohling, Jr. conveyed his interest to Gregory P. Decker by Quitclaim Deed of record in Instrument No. 200007240073004, said Register's Office.

SOURCE OF DESCRIPTION: PRIOR DEEDS OF RECORD

unimproved ( )
This is improved (X) property, known as 646 RIVER ROUGE DRIVE, NASHVILLE, TN 37209
(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 5th day of February, 2003

Gregory P. Decker

GREGORY P. 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 GREGORY P. 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 5th day of February, 2003.

Commission expires May 29, 2005

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