This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 178-25

Davidson County DEEDWARR
Recvd: 05/13/03 18:13 2pgs
Fees:13.00 Taxes:851.00
20030513-0064747

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Columbia National	Paul Anthony Decker	Columbia National
7142 Columbia Gateway	Dr. 9599 Hwy 96	
Columbia, MD 21046	Nashville, TN 37221	

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHARLES L. POLATSEK and MELINDA P. POLATSEK, husband and wife, have bargained and sold and by these presents do transfer and convey unto PAUL ANTHONY DECKER and YVONNE ELAINE DECKER, husband and wife, their heirs and assigns forever, the following described property, to wit:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the West side of Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

Beginning at a point on the westerly margin of Highway No. 96, said point being 900.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County, Tennessee; thence, leaving said westerly margin of Highway No. 96, in a southwesterly direction South 57° 59' West, 525.0 feet to a point in the easterly margin of Old Harding Pike; thence, with said margin of Old Harding Pike in a northeasterly direction North 7° 34' East, 863.7 feet to a point in the westerly margin of Highway No. 96; thence, with said margin of Highway No. 96, in an easterly direction South 84° 28' East, 93.2 feet to a point; thence, continuing with said margin of Highway No. 96, in a southerly direction with a curve to the left, 369.3 feet to a point; said curve having a chord of South 21° 39' East, 368.9 feet; thence, continuing with said margin South 20° 22' East, 152.7 feet to a point, the beginning of a curve; thence, continuing with a said margin and said curve having a chord of South 30° 52' East, 96.4 feet, a length of 96.4 feet to the point of beginning.

Being the same property conveyed to Charles L. Polatsek and wife, Melinda P. Polatsek by deed from Willis W. Grice, of record in Book 11030, page 718, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2003 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creeks.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of April, 2003.

Charles L. Polatsek
CHARLES L. POLATSEK
By: Melinda P. Polatsek
MELINDA P. POLATSEK, Atty-in-fact
of record in Book _____,
page _____, RODC, TN

Melinda P. Polatsek
MELINDA P. POLATSEK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 2003, before me personally appeared MELINDA P. POLATSEK, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of CHARLES L. POLATSEK, and who acknowledged that she executed the same as the free act and deed of the said CHARLES L. POLATSEK.

WITNESS my hand and seal, at office, on this 30th day of April, 2003.

Carol L McArthur
Notary Public

My Commission Expires:
July 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELINDA P. POLATSEK, the bargainors, 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 seal, at office, on this 30th day of April, 2003.

Carol L. McArthur
Notary Public

My Commission Expires:
July 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $230,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of April, 2003.

Robin R. Keller
Notary Public

My Commission Expires:
11/21/04

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE