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Davidson County DEEDWARR
Recvd: 05/28/03 15:41 3pgs
Fees:18.00 Taxes:1414.34

20030528-0072110

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $382,255.00. Affiant Subscribed and sworn to before me this 27th day of May, 2003. Notary Public My Commission Expires: 8-3-05

Address New Owner As Follows: Richard G. Decker 209 Carpenter Drive, Suite 100 Atlanta, GA 30328	Send Tax Bills To: Same	Map-Parcel Number: 106-06-0 019.00 106-06-0 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF F. BERNARD EVERS, JR., CHARLES K. EVERS AND MARTHA EVERS TEMPLETON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD G. DECKER**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron rod situated at the northwest corner of the intersection of Murfreesboro Pike and Arlington Avenue. Thence, with said road, North 64 degrees 14 minutes 50 seconds West, a distance of 203.65 feet to an iron rod at a common corner with the property conveyed to Louis Building Corporation of record in Book 9606, page 310, Register's Office for Davidson County, Tennessee; Thence, leaving said road, North 26 degrees 13 minutes 27 seconds East, a distance of 204.89 feet to an iron rod; Thence, South 64 degrees 04 minutes 18 seconds East, a distance of 220.94 feet to an iron rod in the westerly margin of Arlington Avenue; Thence, with said road, South 31 degrees 03 minutes 30 seconds West, a distance of 205.09 feet to the point of beginning and containing 43407.88 square feet or 0.99 acres of land more or less, according to a survey by Allen R. Trumbo, Jr., R.L.S. #1127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, TN 37167, dated April 25, 2003, Job No. 23050.

Being the same property conveyed to F. Bernard Evers, Jr., Chas. K. Evers and Martha Evers Templeton, by deed from Beulah Dyer Evers of record in Book 2997, page 379, Register's Office for Davidson County, Tennessee, and under The Last Will and Testament of Beulah D. Evers of record in Will Book 197, page 44, Probate Court Clerk's Office of Davidson County, Tennessee; the said F. Bernard Evers, Jr. having since died and his will of record in Volume Book 4530, page 836054, Probate Court Clerk's Office of Davidson County, Tennessee, appointing Molly Evers Fort and F. Bernard Evers, III, Co-Executors.

The subject property is not the usual place of residence of the Grantors or their spouses, if any.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sewer easement as set out in Agreement of record in Book 1684, page 53, said Register's Office.

3. Easement for electric power lines on and across premises, and subject to the terms, conditions and provisions of agreement dated November 4, 1941, between Louisville and Nashville Railroad Company and City of Nashville covering power lines across property, as set forth in deed of record in Book 1680, page 209, said Register's Office.

This is improved property known as 708 Murfreesboro Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of May, 2003.

Estate of Bernard Evers, Jr.

By: Molly Evers Fort, Executrix
Molly Evers Fort, Executrix

Charles K. Evers
Charles K. Evers

Martha Evers Templeton
Martha Evers Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLY EVERS FORT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of May, 2003.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES K. EVERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 2003.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA EVERS TEMPLETON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 2003.

Notary Public

My Commission Expires: 10/25/07