Davidson County DEEDWARR
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Fees:12.00 Taxes:0.00
20050805-0092760

THIS INSTRUMENT PREPARED BY:
Eric E. Rogers
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Greg P. Decker, Executor of
The Estate of Doris Jean Decker
Seventh Circuit Court for Davidson County, Tennessee
Probate Division, No. 04P-828
("GRANTOR")

TO: Stephen W. Decker, Robert B. Decker
And Greg P. Decker
(Collectively "GRANTEE")

| PROPERTY ADDRESS: | SEND TAX BILLS TO: | MAP/PARCEL: |
|---|---|---|
| 473 Sunliner Drive<br>Nashville, TN 37209 | Greg P. Decker<br>473 Sunliner Drive<br>Nashville, TN 37209 | 09015002400 |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100s Dollars ($10.00), cash in hand paid, Greg P. Decker, Executor of The Estate of Doris Jean Decker, has bargained and sold, and by these presents does transfer and convey unto Stephen W. Decker, Robert B. Decker, and Greg P. Decker, their heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in the 8th Civil District of Davidson County, Tennessee, being Lot No. 623 on the Map of Charlotte Park, Section X, as of record in Book 2900, page 78, Register's Office for said County.

SAID Lot No. 623 is described as follows: BEGINNING at a point in the easterly margin of River Rouge Drive, common corner of Lots Nos. 622 and 623; thence with the line between said two lots easterly 120.4 feet to a point; thence southeasterly with the line between Lots Nos. 623 and 653; 109.0 feet to a point in the northerly margin of Sunliner Drive; thence with the margin of said Drive, westerly 112.7 feet; thence around a curve northwesterly 41.8 feet to a point in the easterly margin of River Rouge Drive; thence with the margin of said Drive, northerly 114.7 feet to the point of beginning.

BEING the same property conveyed to William H. Decker (deceased) and wife, Dori H. Decker (deceased) from Wallace E. Bissinger and wife, Opal L. Bissinger, by deed of record in Book 4168, page 258, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 473 Sunliner Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven W. Decker, Robert B. Decker, and Greg P. Decker, their successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and it will warrant and defend the title against the lawful claims of all persons claiming by or through her in her representative capacity, but not further or otherwise.

WITNESS my hand, this 21 day of July, 2005.

The Estate of Doris Jean Decker

Greg P. Decker

Greg P. Decker, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Greg P. Decker, duly authorized Executor of The Estate of Doris Jean Decker, the bargainor, with whom I am personally acquainted, or who 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 office, this the 21st day of July, 2005.

Notary Public

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration of value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 21st day of July, 2005.

Notary Public

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006