(2)

WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires:
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terance Wickham	GMFS, LLC	
(NAME) 1306 Saturn Drive	(NAME) 7389 Florida Blvd Ste 200A	120-6-1
(ADDRESS) Nashville, TN 37217	(ADDRESS) Baton Rouge LA 70806	
(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, **DONALD CALDWELL DECKER AND WINIFRED J. REYNOLDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERANCE WICKHAM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 128 on the Map of Stardust Acres, , as of record in Book 1424, page 92, Register's Office for said County.

Said Lot No. 128 fronts 113 feet on the north side of Saturn Drive and runs back between lines, 229.9 feet on the east line and 228.7 feet on the west line to a dead line in the rear on which it measures 12 feet.

Being the same property conveyed to Arthur R. Decker and wife, Rubye C. Decker by deed from Clyde D. Smith and wife, Dorothy F. Smith, of record in Book 1727, page 525, Register's Office for Davidson County, Tennessee. The said Rubye C. Decker having predeceased the said Arthur R. Decker and the said Arthur R. Decker having since died and by his Will of record in Will Book 135, page 410, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to Mary L. Decker, as to a life estate and the remainder interest in the subject property passed to the heirs at law of Arthur R. Decker, being Mary L. Decker and Donald Caldwell Decker as shown by Affidavit of Heirship for Arthur R. Decker of record as Instrument No. 20060223-0021119, Register's Office for Davidson County, Tennessee, The said Mary L. Decker having since died and by her Will of record as Image No. 6237/2170665, Probate Court Clerk's Office for Davidson County, Tennessee, devised her interest in the subject property to Winfred J. Reynolds and Donald Caldwell Decker in equal shares.

This is not the principal place of residence of the Grantors named herein.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee; (b) all matters appearing on the plan of record in Book 1424, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1306 Saturn Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/23/06 10:31 2 pgs
Fees:13.00 Taxes:343.73

20060223-0021120

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 do 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 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 GRANTEE, his 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 our hands this 21st day of February, 2006.

Donald Caldwell Decker

Winifred J. Reynolds

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 Donald Caldwell Decker and Winifred J. Reynolds, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2006.

Commission expires: November 25, 2006

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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AT LARGE
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