**MORTGAGEE:** Fairfield Financial Associates of TN
50 Century Blvd.
Suite 450
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN, ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

**FROM:** Ronald G. Bruce and wife, Maryann Bruce ("GRANTORS")

**TO:** Michael J. Sandler and wife, Kathy L. Sandler ("GRANTEES")

**ADDRESS NEW OWNER:**
Mr. and Mrs. Michael J. Sandler
6311 Chickering Woods Drive
Nashville, Tennessee 37215

**SEND TAX BILLS:**
SAME AS OWNER

**MAP AND PARCEL NUMBER:**
158-09-0-A

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Ronald G. Bruce and wife, Maryann Bruce, have bargained and sold, and by these presents do transfer and convey unto Michael J. Sandler and wife, Kathy L. Sandler, their heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 13B together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed of record in Book 6521, page 647, as amended in Book 6912, page 132, Registers' Office for Davidson County, Tennessee, more particularly described in Plat Book 6250, Page 380, in the Registers' office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This description is the same as in the previous deed of record.

Being the same property conveyed to Ronald G. Bruce and wife, Maryann Bruce, by deed from The Zeitlin Group of record in Book 7023, page 424, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 66-27-101, et seq., Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc., contained in the Master Deed of record in Book 6521, page 647 and as amended in Book 6912, page 132, said Register's Office.

This conveyance is made subject to any and all existing easements of record.

This is improved property known as 6311 Chickering Woods Drive, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1991 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands this 14th day of June, 1991.

MARYANN BRUCE

BY: Maryann Bruce by Ronald G. Bruce
Ronald G. Bruce, Attorney-in-Fact

Ronald G. Bruce
Ronald G. Bruce

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 14th day of June, 1991, before me personally appeared Ronald G. Bruce, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Maryann Bruce and acknowledged that he executed the same as the free act and deed of Maryann Bruce, being authorized so to do.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 1991.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires:
7-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named Ronald G. Bruce, 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of June, 1991.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires:
7-22-95

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 213,500.00 .

AFFIANT

Subscribed and sworn to before me, this 14th day of June, 1991.

NOTARY PUBLIC

My Commission Expires:

1-22-95

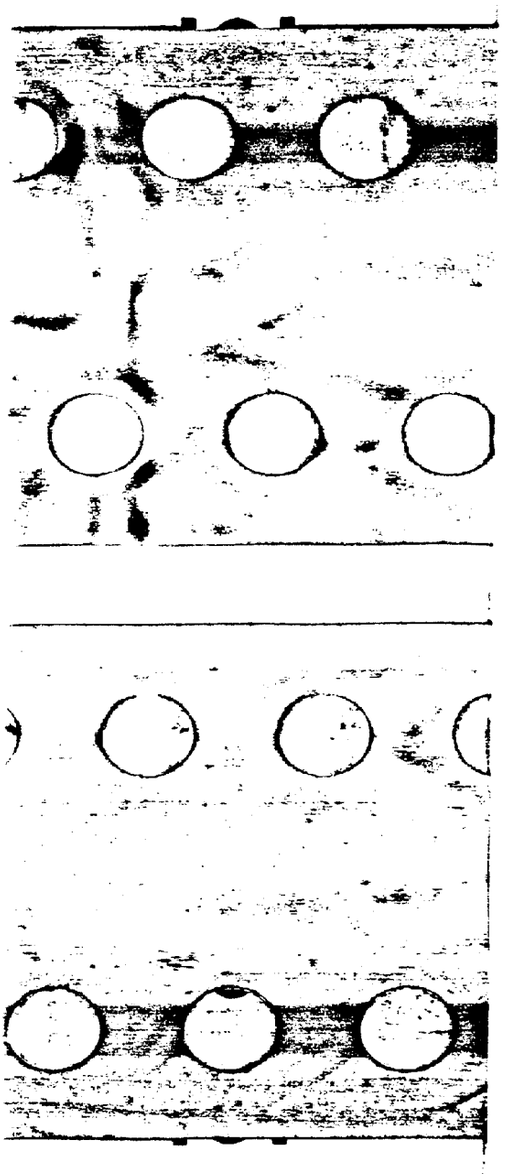
2 2 4 6 2

Jun 14 2 14 PM '91

4092 06/14 0101 03CHECK 714.55

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT
213500.00
CON TX 704.55
PRFEE 1.00
WDEED 9.00
TOTAL 714.55
CHECK 714.55

6/14/91 01 14:18 0001 4092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

224662

JUN 14 2 14 PM '91

No. 431135