BOOK 10052 PG 758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1448

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

William J. Decker Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME AND ADDRESS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		
William J. Decker, Jr.	Franklin American Mortgage Company	96-9
(NAME)	(NAME)	
2732 McKeige Drive	214 Overlook Court, Suite 150	99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Lexie W. Brake and wife, Patricia A. Brake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Decker, Jr. and wife, Kelly L. Decker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 15 and Reserve Parcel "A" on the Plan of Perry Heights, of record in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Lexie W. Brake and wife, Patricia A. Brake by deed from Lanny Daniel Dunkum and wife, Patricia H. Dunkum, filed of record in Book 9074, page 917, Register's Office for Davidson County, Tennessee.

0182704
IDENTIF. # REFERENCE

This is Improved property known as 2732 McKeige Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 their hands this 15th day of May, 19 96.

Lexie W. Brake

Lexie W. Brake

Patricia A. Brake

Patricia A. Brake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Lexie W. Brake the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of May, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

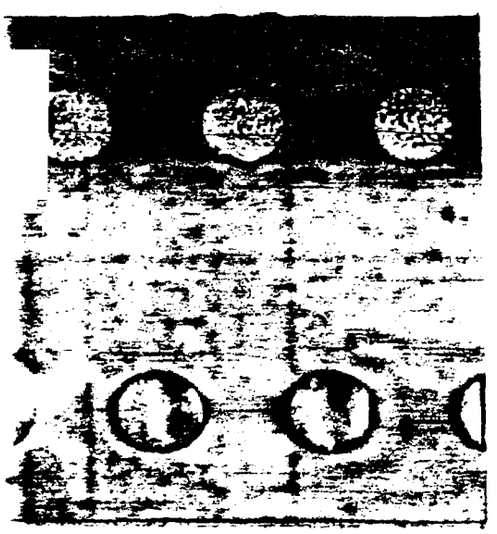
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

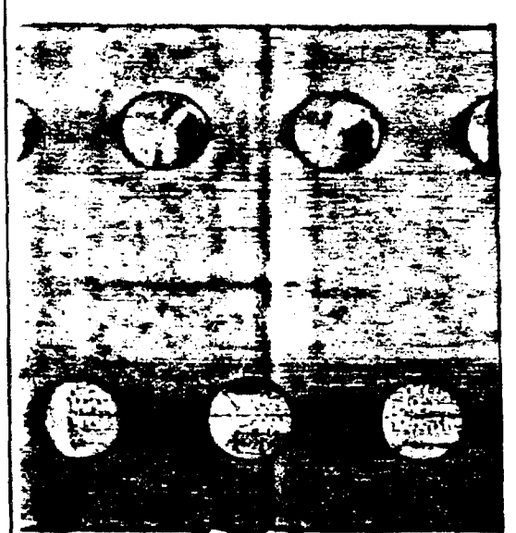
Lexie W. Brake and wife, Patricia A. Brake

the bargainor s, 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 Goodlettsville Tennessee, this 15th day of May, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree





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

RECEIVED OF _____

FOR _____

BOOK 10052 PG 760

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	74000.00
CON TX	273.80
PRFEE	1.00
MTGFEE	8.00
TOTAL	282.80
CHECK	282.80

05/17/96 01 09:51 0001 2669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182704
IDENTIF. ↑ REFERENCE

96 MAY 17 AM 9:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1040625