BOOK 11439 PG. 168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April 1999.

Notary Public

MY COMMISSION EXPIRES: April 22, 2001

(AFFIX SEAL)

LARRY L. NESTER BOOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane E. Gunnels	PHH Mortgage Services Corporation	96-16A-54.00
(NAME) 115 Lakebrink Drive	(NAME) 6000 Atrium Way	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **DEBRA A. DECKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE E. GUNNELS AND WILLIAM E. PRINCE** , 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:

Land in Davidson County, Tennessee, Being Unit 36 on the First Revision of Larchwood Planned Unit Development, Section Two, Phase One of record in Plat Book 6200, Page 347, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Debra A. Decker by deed from Michael Daniel Fite and wife, Margaret E. Fite of record in Book 7932, Page 892, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 115 Lakebrink Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this 16th day of April, 1999.

Debra A. Decker

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0576372
IDENTIFICATION REFERENCE
99 APR 20 PM 1:42
WILLIAM G. HALL REGISTER
DAVIDSON COUNTY, TN.
4618 04/20 0101 03CHECK 319.95

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 Debra A. Decker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 16th day of April, 1999

Commission expires:

Notary Public

BOOK 11439 PG. 169

DAVIDSON COUNTY

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11439 PG. 170

05763372

IDENTIFICATION REFERENCE

99 APR 20 PM 1:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	319.95
CHECK	319.95

04/20/99 01 - 13:45 0001 4818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474772