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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Daniel Decker

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 1999.

Notary Public

MY COMMISSION EXPIRES: My Comm. Exp. Nov. 25, 2000 (AFFIX SEAL)

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
Daniel Decker	FT Mortgage Companies d/b/a Sunbelt National Mortgage	87-5A-80.00
(NAME) 5712 Briarwick Court	(NAME) 2974 LBJ Freeway, Suite 200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75234	
(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, **C. SCOTT BRUCE AND WIFE, PENNY BRUCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL DECKER AND WIFE, LISA 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:

SEE ATTACHED EXHIBIT A

Rec# 24/29 0101 03CHECK 432.73

unimproved ☐

This is improved ☒ property, known as 5712 Briarwick Court, Hermitage, TN 37076

(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 25th day of June, 1999.

C. Scott Bruce
C. Scott Bruce

Penny Bruce
Penny Bruce

0605555

IDENTIF. & REFERENCE

99 JUN 29 PM 3:54

BILL GARNER JT REGISTER
DAVIDSON COUNTY, TN.

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 C. Scott Bruce and wife, Penny Bruce, 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 25th day of June, 1999

Commission expires:

Notary Public

DAVIDSON COUNTY, TE

My Commission Expires NOV. 25, 200

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, Page 424, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. Scott Bruce, unmarried, by deed from Phillips Builders, Inc. of record in Book 8878, page 353, Register's Office for Davidson County, Tennessee.

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.

Penny Bruce joins in this Conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to C. Scott Bruce.

OFFICIAL RECEIPT

BILL GARRETT
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 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

0605555

IDENTIF. & REFERENCE

99 JUN 29 PM 3:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	112900.00
CON TX	417.73
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	432.73
CHECK	432.73

06/29/99 01 16:00 0001 5883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484351