BOOK 9008 PAGE 421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1998

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Sims	First Security Bank of TN	172-01-0-A
(NAME)	(NAME)	
121 Chuzzlewit Down	616 Marriott Drive	084.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37214	06DU82279
(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, Advantage Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Sims and wife, Ruth H. Sims

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. 84 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the westerly line of Chuzzlewit Down, being the common corner of Lot No. 85 and Lot No. 84, the front lot line running 55 feet along the westerly line of Chuzzlewit Down and thence running back between parallel lines, 120 feet to the rear lot line, having a length of 55 feet also.

Being the same property conveyed to Advantage Builders, Inc. by Quitclaim deed from Morris W. Thurman, Sr. and Tom Hudgins of record in Book 9008, page 418, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6779, page 296, said Register's Office. Rerecorded in Book 6783, page 973. Amended and Superseded by Declarations of Covenants, Conditions and Restrictions of record in Book 7071, page 482, and Book 7208, page 889.

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

unimproved ( )
This is improved (X) property, known as 121 Chuzzlewit Down, Brentwood, TN 37027
(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 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 my hand this 30th day of June 1998

Advantage Builders, Inc.
By: Alan A Rouselle

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____

and _____ respectively of the Advantage Builders, Inc. the within named bargainor, and corporation, and that he as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of June 19 93.

My commission expires July 27, 1996

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE

93 JUL -8 AM 9:42

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WARRANTY DEED

FROM

Advantage Builders, Inc.

TO

William A. Sims and wife, Ruth H. Sims

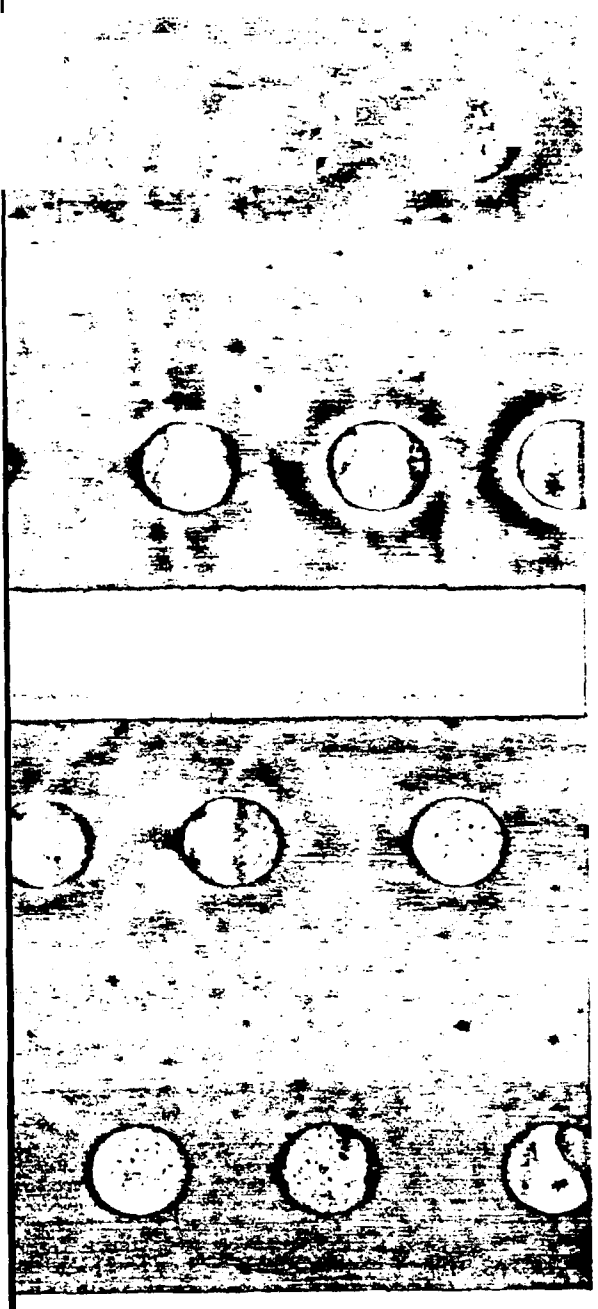
RETURN TO:

~~Linda S. Martin, Attorney~~
~~761 Old Hickory Blvd, Suite 305~~
~~Brentwood, TN 37027~~

FIRST SECURITY BANK
P.O. BOX 829
FRANKLIN, TN. 37065-0829

ATTN: NANCY LANDON

1538 07/08 0101 03CHECK 721.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9008 PAGE 424

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
			CAMT	191500.00
			CON TX	708.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	721.55
			CHECK	721.55
07/08/93	01	09:43	0001	1538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38917
IDENTIF. # REFERENCE

93 JUL -8 AM 9:4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 671986