BOOK 9585 PG 634

24

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,500.00

Michael J Broughal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 19 95

Notary Public

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

LINDA S. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Broughal (NAME) | Standard Federal Bank (NAME) | 172-1A |
| 114 Chuzzlewit Down (ADDRESS) | 2600 W. Big Beaver Road (ADDRESS) | 71CO |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Troy, MI 48084 (CITY) (STATE) (ZIP) | 6DU 82266 |

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 Michael J. Broughal and wife, Marcela L. Broughal

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 Lot No. 71 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Morris W. Thurman, Sr. and wife, Tom Hudgins by deed from Commerce Trading Corporation of record in Book 8444, page 578, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6779, page 296, re-recorded in Book 6783, page 973, and Book 7071, page 482, and further in Book 7208, page 889, said Register's Office.

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

Being the same property conveyed to Advantage Builders, Inc. by deed from Morris W. Thurman, Sr. and Tom Hudgins being recorded simultaneously herewith.

95 FEB -2 AM 8:16
REGISTER
DAVIDSON COUNTY, TN.

30470
IDENTIFICATION REFERENCE

unimproved ( )
This is improved ( X ) property, known as 114 Chuzzlewit Down, Nashville, TN 37221
(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 20th day of January 19 95

Advantage Builders, Inc.
By: Alan D Revelette
Alan D. Revelette, President

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 Alan D. Revelette and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Advantage Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Alan D. Revelette as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 20th day of January 19 95.

My commission expires July 27, 1996

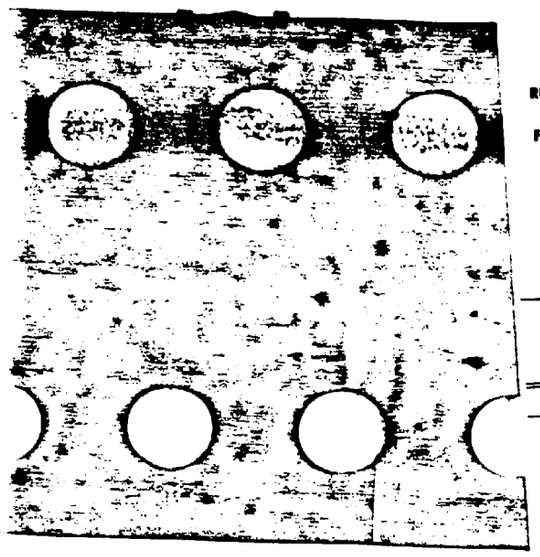
_____
Notary Public

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

7713 12/02 1101 03CHECK

865-55

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



RECEIVED OF _____

FOR _____

BOOK 9585PG636

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

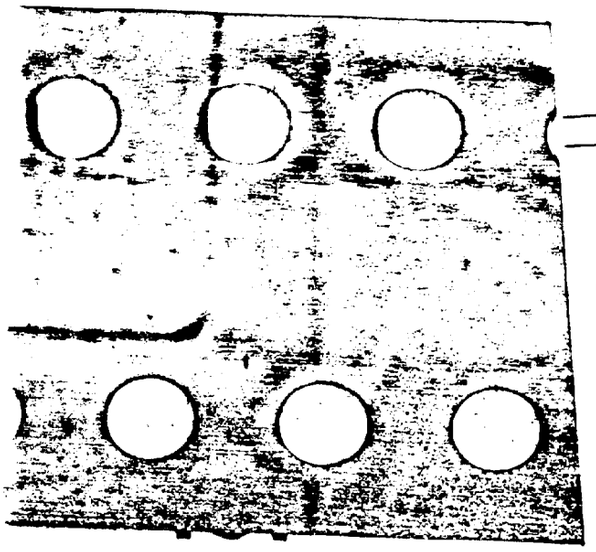
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

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

CAMT 231500.00
CON TX 856.55
PRFEE 1.00
WDEED 8.00
TOTAL 865.55
CHECK 865.55

02/02/95 01 08:15 0001 7713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



30470
IDENTIF. & REFERENCE

95 FEB -2 AM 8:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 87746