25

WARRANTY DEED

BOOK 9973 PG 89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Marie Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 19 96

Daphne O Barnes
Notary Public

MY COMMISSION EXPIRES: 6/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katy S. Lee (NAME)	NationsBanc Mortgage Corporation (NAME)	172-1A-14CO
518 Copperfield Way (ADDRESS)	P.O. Box 63005 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Dallas, TX 75263 (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 Katy S. Lee

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. 14 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 made for a more particular description.

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.

BEING THE SAME PROPERTY CONVEYED TO ADVANTAGE BUILDERS, INC. BY QUITCLAIM DEED FROM MORRIS W. THURMAN, SR. AND TOM HUDGINS WHICH DEED IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

unimproved ( )
This is improved (X) property, known as 518 Copperfield Way, Brentwood, Tennessee 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 4th day of March 19 96

Advantage Builders, Inc.
By: Alan R Lewellette

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alan D. Revelette xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President xxxxxxxxxxxxxxxxxxxxxxx respectively of the Advantage Builders, Inc. the within named bargainor, and corporation, and that he as such President xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx 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, xxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxx.

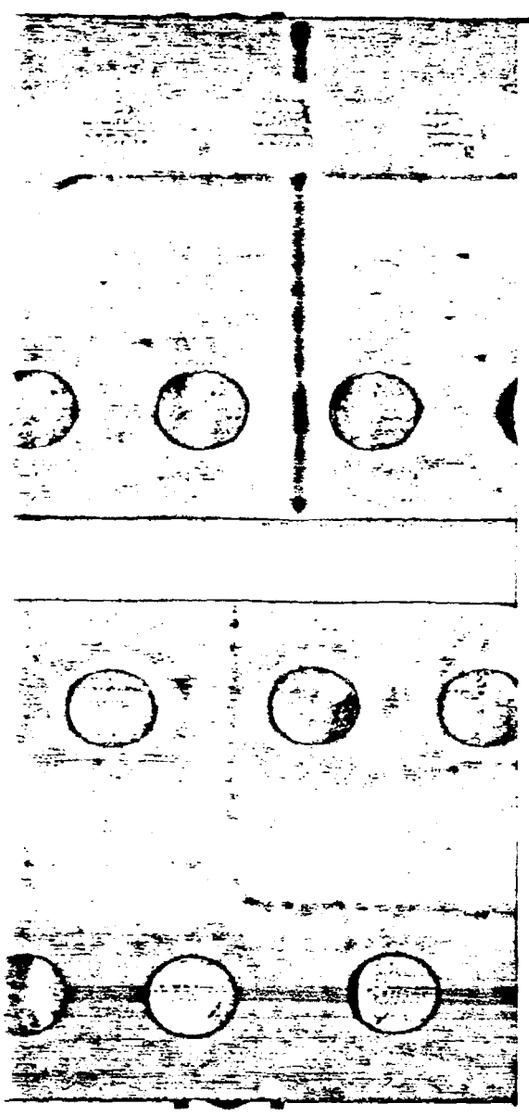
Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 4th day of March 19 96.

My commission expires 10/1/97 Daphne [signature]
Notary Public

3289 03/08 0101 03CHECK 852.60

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
96 MAR -8 AM 9:21

IDENTIF. & REFERENCE
0158129



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 91

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
228000.00
CON TX 943.60
PRFEE 1.00
WDEED 8.00
TOTAL 852.60
CHECK 852.60

03/08/96 01 09:23 0001 6289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158129
IDENTIF. & REFERENCE

96 MAR -8 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014389