#58

WARRANTY DEED

BOOK 10389 PG 132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 97

_____
Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David T. King	GMAC Mortgage Corporation	MAP 172-1A
(NAME)	(NAME)	
50 Nickelby Down	3221 W. Big Beaver Rd. Suite 211	PARCEL 54
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Troy, MI 48084	
(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 David T. King and wife, Mary K. King

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. 54 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 complete description.

Being the same property conveyed to Advantage Builders, Inc. by deed from Morris W. Thurman, Sr. and Tom Hudgins, of record in Book 10389, page 130, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Declaration of covenants, conditions and restrictions of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, and as amended and superseded in Book 7071, page 482 and Book 7208, page 889, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6900, pages 555-559 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 50 Nickelby 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 18th day of March 19 97

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

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 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 Alan D. Revelette as such Pres. Sec.

Witness my hand and official seal at office at Franklin, Tennessee on this the 18th day of March 1997 .

My commission expires 11/30/97

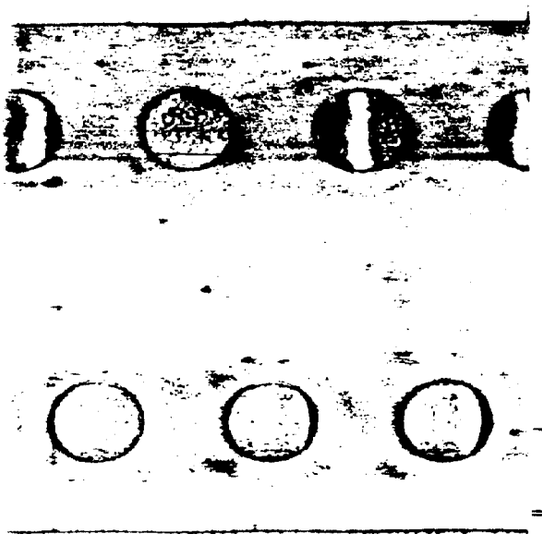
_____
Notary Public

IDENTIFICATION REFERENCE

97 [illegible] 11:10:52

[illegible] COUNTY TN.

0138 03/24 0101 CHECK 811.90



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

RECEIVED OF _____

FOR _____

BOOK 10389 PG 134

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

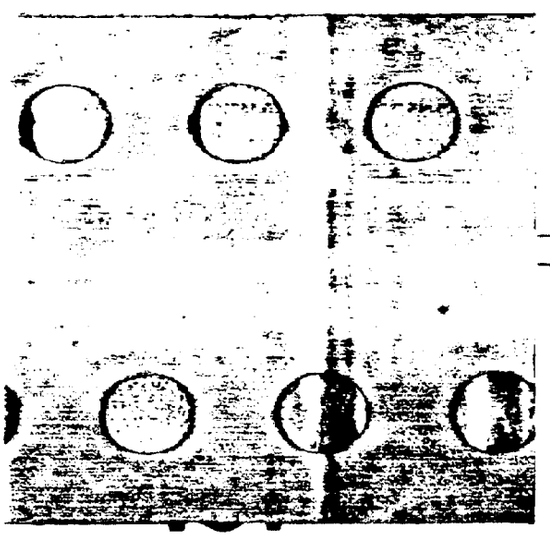
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 217000.00
CON TX 802.90
PRFEE 1.00
WDEED 8.00
TOTAL 811.90
CHECK 811.90

03/24/97 01 10:54 0001 0138



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0285786
IDENTIFICATION REFERENCE

97 MAR 24 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1130441