27

WARRANTY DEED

BOOK 10423 PG 762

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,364.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STANLEY W. BROYLES (NAME)	FT MORTGAGE COMPANIES D/B/A **SUNBELT NATIONAL** (NAME) **MORTGAGE**	151-9-A-17CO
6305 PADDINGTON WAY (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	02DX-09369
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (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, TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY W. BROYLES AND WIFE, CAROLE G. BROYLES, ~~HUSBAND AND WIFE~~

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. 17, on the Plan of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION, by deed from Barry Construction Co., A Tennessee Corporation, of record in Book 10168, page 208, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated March 26, 1997, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6305 PADDINGTON WAY, ANTIOCH, TN 37013
(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 14th day of April 19 97

TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

By: Todd P. Zeitlin, pres.

TODD P. ZEITLIN, PRESIDENT

BOOK 10423 PG 763

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 TODD P. ZEITLIN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the TODD ZEITLIN CONSTRUCTION CO. 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 TODD P. ZEITLIN as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 14th day of April 1997.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

NOTARY PUBLIC AT LARGE

*** CONTINUATION

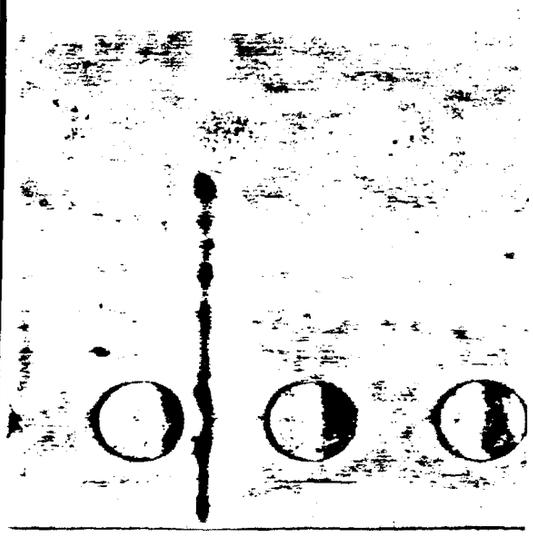
Robert B. Reed, License No. 1558
SEC, INC.
105 N. Maple, Public Square
Murfreesboro, TN 37230

0296494

IDENTIFICATION REFERENCE

97 APR 21 PM 2:57

1784 04/21 0101 03CHECK 631.95



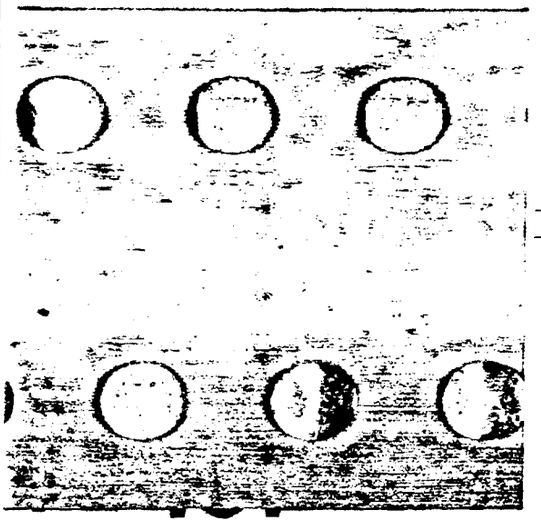
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10423 PG 764

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 168364.00
CON TX 622.95
PRFEE 1.00
WDEED 8.00
TOTAL 631.95
CHECK 631.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/97 01 15:02 0001 1784

0296494
IDENTIF. & REFERENCE

APR 21 PM 2:57

No.1141921