0326095

IDENTIF. ↑ REFERENCE

PICK-UP

97 JUL 14 PM 1:23

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

BOOK 10528 PG 221

This instrument prepared by:
Kay B. Housch, Esq.
BPR #010995
214 Second Ave. North, Suite Two
Nashville, TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) JOSEPH BRETT HART	(NAME) UNION PLANTERS NATIONAL BANK	Map 172-1A
(STREET ADDRESS) 63 Nickelby Down	(STREET ADDRESS) One Burton Hills Blvd., Suite 180	Parcel 42
(City) (State) (Zip) Brentwood TN 37027	(City) (State) (Zip) Nashville TN 37215	

FOR AND IN CONSIDERATION *of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged.* **ADVANTAGE BUILDERS, INC.** *have this day bargained and sold, and do hereby transfer and convey unto the said* **JOSEPH BRETT HART AND WIFE, MICHELLE RENEE HART** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 42 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 description.

Being the same property conveyed to Advantage Builders, Inc., by Quitclaim Deed from Morris W. Thurman, Sr. and Tom Hudgins, a/k/a Thomas H. Hudgins, being recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 11th *day of* July 19 97

My commission expires: 11/20/97 *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $27,000.00

Michelle Renee Hart
Affiant

Kay B. Housch
Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) property, known as 63 Nickelby Down Brentwood, Tennessee 37027
improved (X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 11th *day of* July, 19 97, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ADVANTAGE BUILDERS, INC.

By: Alan A Revelette - President

4156 07/14 0001 CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Alan D. Revelette, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *to be* President *of* ADVANTAGE BUILDERS, INC., *the within named bargainor, a corporation and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and official seal, at office in Nashville, Tn., *this* 11th *day of* July, 19 97.

Notary Public

My Commission Expires: 11/22/97

ENCUMBRANCES:

1. Taxes for 1997, a lien, but not yet due and payable.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 296, as re-recorded in Book 6783, page 973, Register's Office for Davidson County, Tennessee, as amended and superseded by Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482, said Register's Office, as further amended in Book 7208, page 889, said Register's Office.

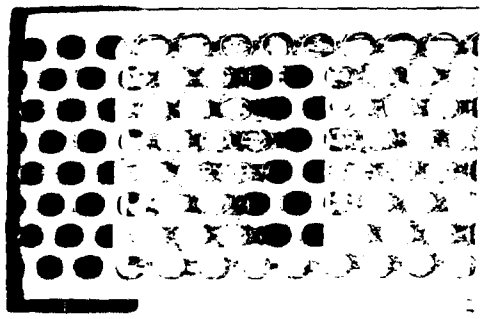
3. Transmission line easement contained in instrument of record in Book 2437, page 8, Register's Office for Davidson County, Tennessee. (Common areas)

4. Transmission line easement contained in an instrument of record in Book 2438, page 376, Register's Office for Davidson County, Tennessee. (Common areas)

5. All matters shown on the plan of record in Book 6900, pages 555-559, inclusive, Register's Office for Davidson County, Tennessee.

6. Conveyance of common area to Homeowner's Association, of record in Book 7150, page 358, Register's Office for Davidson County, Tennessee. (Common areas)

7. Deeds of conveyance to Metro Government of record in Book 7593, page 511 and Book 7593, page 488, Register's Office for Davidson County, Tennessee. (Common areas)



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

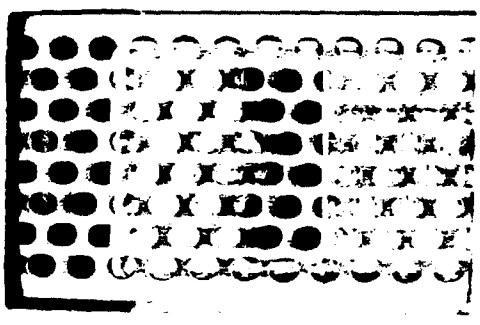
BOOK 10528 PG 223

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
			CAM1	
				227000.00
			CON TX	839.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	848.80
			CHECK	848.80

07/14/97 01 13:23 0001 4156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326095
IDENTIF. # REFERENCE

97 JUL 14 PM 1:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1173894