G71833
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00.

Affiant

THIS THE 11th DAY OF DECEMBER, 1997.

TONI J. EAST NOTARY PUBLIC (AFFIX SEAL) AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1/27/2001

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Shaun O. Lyons and wife Colleen M. Lyons 840 Stone Hedge Court Old Hickory, TN 37138	Pacific Thrift and Loan	53-16 253.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **Univeral Builders, L.L.C.** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Shaun O. Lyons and wife, Colleen M. Lyons,** (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 34 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 265, as amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> **BEING** the same property conveyed to Universal Builders, L.L.C. by quitclaim deed recorded simultaneously herewith.
>
> **SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property has an address of 840 Stone Hedge Court, Old Hickory, Tennessee.

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 the same is unencumbered, except as stated herein.

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 shall include the plural, the plural the Singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 29th day of December. 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____
ROBERT E. EARHEART, JR., MANAGER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Robert E. Earheart, Jr., named bargainors, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of December, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/2001

TONI J. EASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

03094 29
IDENTIFICATION REFERENCE

98 JAN 12 PM 3:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1292 01/12 0101 03CHECK 410.45

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

RECEIVED OF _____

FOR _____

BOOK 10755 PG 437

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	
	108500.00
CON TX	401.45
FRFEE	1.00
WDEED	8.00
TOTAL	410.45
CHECK	410.45

01/12/98 01 15:06 0001 1292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

038942 9
IDENTIFICATION REFERENCE

98 JAN 12 PM 3:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1241947