BOOK 10801 PG 607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 1998.

Notary Public

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00.

Affiant

My Commission Expires: 1/27/2001

AFFIX SEAL

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

WARRANTY DEED

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

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
JAMES W. CUNNINGHAM, JR. BEVERLY M. CUNNINGHAM 740 Stone Hedge Drive OLD HICKORY, TN 37138	FRANKLIN AMERICAN MTG 214 OVERLOOK COURT STE 150 BRENTWOOD, TN 37027	MAP 53-16 PARCEL 269.00

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, **Universal Builders, L.L.C.** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES W. CUNNINGHAM, JR. AND WIFE, BEVERLY M. CUNNINGHAM**, (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. 15 on the Plan of Stone Hedge, Section 4, 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.

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 17 day of February, 1998.

UNIVERSAL BUILDERS, L.L.C.

By: _____
ROBERT E. EARHEART, JR. MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5531 02/20 0101 03CHECK 356.43

Before me, the undersigned, a Notary Public in and for said County, and State, personally appeared, ROBERT E. EARHEART, JR. with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of Universal Builders, L.L.C., the within-named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17 day of February 1998.

NOTARY PUBLIC

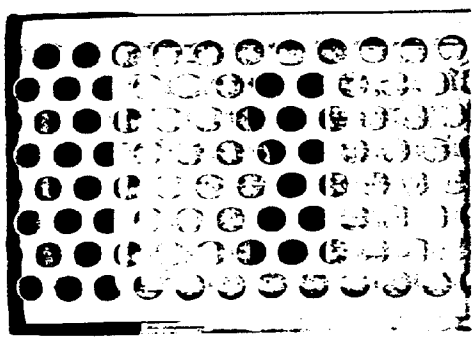
TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/27/2001

MAIL ENV.

98 FEB 20 AM 9:01

04026684



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

RECEIVED OF _____

FOR _____

BOOK 10801 PG 609

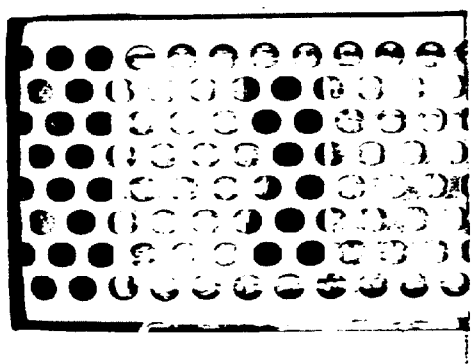
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	93900.00
CON TX	347.43
PRFEE	1.00
WDEED	8.00
TOTAL	356.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 356.43

02/20/98 01 09:00 0001 5531



0402684
IDENTIF. + REFERENCE

98 FEB 20 AM 9:01

DAVIDSON COUNTY, TN

No.1256025