WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 19 98

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL E. WARD (NAME)	MORTGAGE RESOURCES, INC. (NAME)	MAP 53-16
728 STONE HEDGE DRIVE (ADDRESS)	404 BNA DRIVE SUITE 400 (ADDRESS)	PARCEL 272.00
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	NASHVILLE, TENNESSEE 37217 (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, UNIVERSAL BUILDERS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL E. WARD AND WIFE, CARLA R. WARD

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 18 on the Plan of Stone Hedge Subdivision, Section 4, of record in Plat Book 9700, page 265, amended in Book 10159, page 42, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO UNIVERSAL BUILDERS, LLC BY QUITCLAIM DEED FROM BUTLER BUILDERS, LLC OF RECORD IN BOOK 10540, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

04 12895
IDENTIF. ↑ REFERENCE

98 MAR 17 AM 8:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 728 STONE HEDGE DRIVE, OLD HICKORY, TN 37138
(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 our hand this 13th day of March, 19 98

UNIVERSAL BUILDERS, LLC
By:
ROBERT E. EARHEART, JR., MANAGER

BOOK 10840 PG 127

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 ROBERT E. EARHEART, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGER and _____ respectively of the UNIVERSAL BUILDERS, LLC the within named bargainor, and corporation, and that he as such MANAGER 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 ROBERT E. EARHEART, JR. as such MANAGER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at MADISON, TENNESSEE on this the 13th day of March 1998.

My commission expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

6542 03/17 0101 03CHECK 369.01

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10840 PG 128

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 97300.00
CON TX 360.01
PRFEE 1.00
WDEED 8.00
TOTAL 369.01
CHECK 369.01

03/17/98 01 08:14 0001 6542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 12895
IDENTIF. ↑ REFERENCE

98 MAR 17 AM 8:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266905