BOOK 10847 PG 858

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS E. STONEBURNER (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 42-4
1022 HIGHLAND CIRCLE (ADDRESS)	2059 NORTHLAKE PARKWAY (ADDRESS)	PARCEL 97
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	TUCKER, GEORGIA 30084 (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 THOMAS E. STONEBURNER AND WIFE, LAVONNA GAIL STONEBURNER

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, being Lot 1 on the Plan of Marlin Meadows Subdivision, Section 1, of record in Book 8250, page747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Universal Builders, LLC by deed of record in Book 10524, page 516, Register's Office for Davidson County, Tennessee.

98 MAR 20 PM 2:20
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 041498

8801 03/20 0101 03CHECK 378.63

unimproved ( )
This is improved (X) property, known as 1022 HIGHLAND CIRCLE, MADISON, TENNESSEE 37115
(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 13th day of March, 19 98

UNIVERSAL BUILDERS, LLC

By:
ROBERT E. EARHEART, JR., MANAGER

BOOK 10847 PG 859

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

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 860

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 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
TOTAL 378.63
CHECK 378.63

03/20/98 01 14:19 0001 8801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR 20 PM 2:20

04 14981
IDENTIF. # REFERENCE

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269145