WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,900.00

Van H. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 1998.

Denise Baker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 29, 2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
BOBBY D. DAVIS, ATTORNEY AT LAW, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Van H. Maxwell et ux.	NORWEST MORTGAGE	Map 42.04
1026 Highland Circle	P.O. Box 6502	Parcel 43.00
Madison, Tennessee 37115	Springfield, OH 45501-6502	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 **VAN H. MAXWELL AND WIFE, GLENOLA N. MAXWELL** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE COUNTY OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Marlin Meadows Subdivision, Section 1, as of record in Plat Book 8250, page 747, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING a part of the same property conveyed to Universal Builders, LLC by Deed from Charles E. Rhoten and wife, Carole Rhoten of record in Book 10524, page 516, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1026 Highland Circle, Madison, Tennessee, 37115.

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 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.

This conveyance is subject to all easements and other matters of record.

Witness our hand(s) this 5th day of May, 1998

This instrument was prepared from information furnished by the Grantee, with no title search being done on the same.

UNIVERSAL BUILDERS, LLC

BY:

TITLE: Manager

0435488
IDENTIFICATION REFERENCE

98 MAY -8 AM 8:09
DAVIDSON COUNTY, TN.

4683 05/08/98 01:01 CKCHECK 393

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. with whom I am personally acquainted and who upon his oath 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 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.

Witness my hand and official seal at Madison, Tennessee, this 5th day of May, 1998.

Denise Baker
Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2000

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

RECEIVED OF _____

FOR _____

BOOK 10923 PG. 25

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	
				103900.00
			CON TX	384.43
			PRFEE	1.00
			MDEED	8.00
			TOTAL	393.43
			CHECK	393.43

05/08/98 01 08:12 0001 4683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0435488
IDENTIFICATION REFERENCE

98 MAY -8 AM 8:10

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

No. 1290725