BOOK 10992 PG 249

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 82,000.00
Subscribed and sworn to before me, this the 22 day of June 19 98

Affiant

My commission expires: November 23, 2000

(Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9821276
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Ronald Osborne	FRANKLIN AMERICAN MORTGAGE COMPANY
1117 Village Spring Drive	214 Overlook Court, Suite 150
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37207	Brentwood, TN 37027
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 50-7-108	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Universal Builders, LLC

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ronald Osborne and wife, Cheryl A. Osborne

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 161 on the Plan of Section Nine, Village By The Creek, of record in Plat Book 7900 at page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Universal Builders, LLC by Deed of record in Book 10761 page 560, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUN 25 PM 1:36
0455037
IDENTIF. → REFERENCE

THIS IS IMPROVED PROPERTY KNOWN AS 1117 Village Spring Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 22 day of June ,1998

Universal Builders, LLC

by: _____
Robert E. Earheart, Jr., Manager

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

5651 06/25 0101 03CHECK 312.40

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert E. Earheart, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal on June 22, 1998

My Commission Expires: NOTARY PUBLIC November 25, 2000

Notary Public:

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

RECEIVED OF _____

FOR _____

BOOK 10992 PG 251

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 82000.00
CON TX 303.40
PRFEE 1.00
MDEED 8.00
TOTAL 312.40
CHECK 312.40

06/25/98 01 13:36 0001 5651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455037
IDENTIF. ↑ REFERENCE

98 JUN 25 PM 1:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311458