BOOK 11009 PAGE 790

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 79,900.00

Subscribed and sworn to before me, this the 02 day of July 19 98

Tamika M. Braden
Affiant

My commission expires: November 25, 2000 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9821472
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tamika M. Braden	SUNTRUST BANK, NASHVILLE, N.A.
1109 Village Spring Drive	P.O. BOX 305110/7TH FLOOR
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37027	NASHVILLE, TN 37230-5110
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 50-7-106	

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, L.L.C.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Tamika M. Braden

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 163 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, L.L.C. by Deed of record in Book 7041 page 82, Register's office for said County.

045946

IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1109 Village Spring Drive, Nashville, TN 37027

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 02 day of July , 1998

Univeral Builders, LLC

by: _____

-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

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, 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 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 July 02, 1998

My Commission Expires:

JUDY S. RODERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 25, 2000

Notary Public:

0323 07/07 0141 03CHECK 306.63

01.591.62

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

RECEIVED OF _____

FOR _____

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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

MAMT 79900.00
ERR CO
MAMT 79900.00-
CAMT 79900.00
CON TX 295.63
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 306.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 306.63

07/07/98 01 13:25 0001 0323

045946 IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 131606