STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 83,900.00

Subscribed and sworn to before me, this the 12 day of August 19 98

Affiant: Annetta E. Phillips

My commission expires: [illegible] 25, 2000

(Affix Seal)

Notary Public: Jodey S. Roderman

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9821544
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Annetta E. Phillips	FRANKLIN AMERICAN MORTGAGE COMPANY
3340 Valley Creek Lane	214 Overlook Court, #150
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37207	Brentwood, TN 37027
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 50-11-91	

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 Annetta E. Phillips

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 123 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.

0476927
IDENTIF. ✦ REFERENCE

98 AUG 19 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9803 08.19 0101 03CHECK 321.43

THIS IS IMPROVED PROPERTY KNOWN AS 3340 Valley Creek Lane, 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 12 day of August, 1998

Universal Builders, LLC

by: [signature]
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

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 August 12, 1998

My Commission Expires:

November 25, 2000

Notary Public:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11072 PAGE 671

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

DART 83900.00
CON TA 310.40
PRFEE 1.00
MIFEE 8.00
OFEE 1.00
TOTAL 321.40
CHECK 321.40

JUL 29 98 01 13:16 0001 907 E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476927
IDENTIF. ↑ REFERENCE

98 AUG 19 PM 1:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134694