# WARRANTY DEED

BOOK 11074 PAGE 483

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 98

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 |
|---|---|---|
| RONALD BODDINGTON (NAME) | FIRST TRUST MORTGAGE COMPANY (NAME) | MAP 42-4 |
| 213 MARLIN COURT (ADDRESS) | 115 EASTPARK DRIVE SUITE 110 (ADDRESS) | PARCEL 43 |
| MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP) | BRENTWOOD, TENNESSEE 37027 (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 RONALD BODDINGTON AND WIFE, ANITA K. BODDINGTON

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, Tennessee, being Lot No. 8 on the Plan of Marlin Meadows, Section 2, as of record in Plat Book 8250, page 820, 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 of record in Book 10717, page 409, Register's Office for Davidson County, Tennessee.

0477348
IDENTIF. & REFERENCE
98 AUG 20 AM 9:57
DAVIDSON COUNTY, TN.

TRST 08.00 0.00 CHECK 410.00

unimproved ( )
This is improved ( X ) property, known as 213 MARLIN COURT, 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 our hand this 30th day of July 19 98

UNIVERSAL BUILDERS, LLC

By: _____

ROBERT E. EARHEART, JR., MANAGER

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 30th day of July, 19 98.

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 11074 PAGE 485

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0477348

IDENTIF. ↑ REFERENCE

98 AUG 20 AM 9:57

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

No. 1335056