WARRANTY DEED

BOOK 11167 PAGE 163

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 98
Notary Public
MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
JOHN W. BOURQUE	FRANKLIN AMERICAN MORTGAGE	MAP 53-16
(NAME)	(NAME)	
833 STONE HEDGE COURT	214 OVERLOOK COURT SUITE 150	PARCEL 250
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TENNESSEE 37138	BRENTWOOD, TENNESSEE 37027	
(CITY) (STATE) (ZIP)	(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 JOHN W. BOURQUE

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. 31 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 185, Register's Office for Davidson County, Tennessee, to which plan referene is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Earheart Realty & Construction, Inc., by deed of record in Book 10214, page 475, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Universal Builders, LLC by Quitclaim Deed of record in Book 11162, page 160, Register's Office for Davidson County, Tennessee.

98 OCT 23 AM 10:09
DAVIDSON COUNTY, TN.

0503058
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 833 STONE HEDGE COURT, OLD HICKORY, TENNESSEE 37138
(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 my hand this 30th day of September 19 98

UNIVERSAL BUILDERS, LLC
By:
ROBERT E. EARHEART, JR., MANAGER

98/10/23 0101 03CHECK 418.00

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

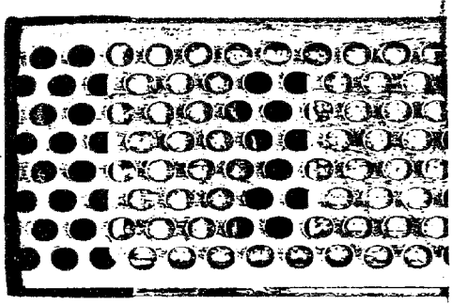
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared ROBERT E. EARHEART, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the MANAGER and _____ respectively of the UNIVERSAL BUILDERS, LLC the 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 September 1998 .

My commission expires January 27, 2001

TONI J. EASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

_____
Notary Public



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

RECEIVED OF _____

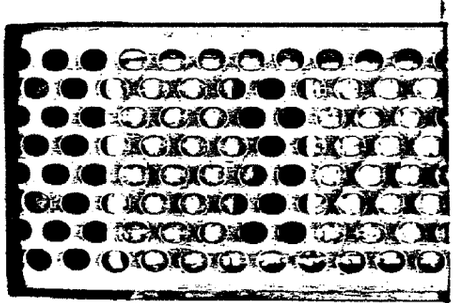
FOR _____

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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
				CAMT 110000.00
				CON TX 407.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 418.00
				CHECK 418.00
			10/23/98 01	10:11 0001 6933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503058
IDENTIF. # REFERENCE

98 OCT 23 AM 10:09
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362130