WARRANTY DEED

BOOK 11167 PAGE 229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 111,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September 19 98

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

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
TONI J. LEWIS, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND T. MELLETTE, JR. (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 63-04
745 CHARLIE GANN DRIVE (ADDRESS)	214 OVERLOOK COURT SUITE 150 (ADDRESS)	PARCEL 1.00
OLD HICKORY, TENNESSEE 37138 (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 RAYMOND T. MELLETTE, JR. AND WIFE, KAREN R. MELLETTE

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. 17 on the Plan of Range Heights Subdivision, Section 2, as shown on the Plan of record in Book 8250, page 805, 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 10996, page 961, Register's Office for Davidson County, Tennessee.

0503102
IDENTIF. & REFERENCE

98 OCT 23 AM 10:44
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 745 CHARLIE GANN DRIVE, 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 21st day of September, 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 _____.

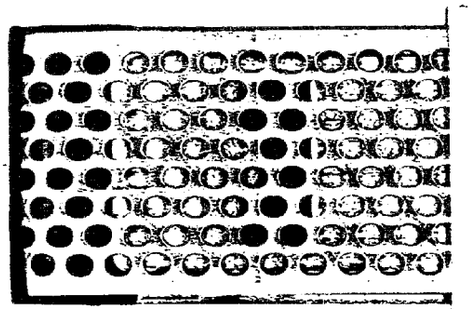
Witness my hand and official seal at office at MADISON, TENNESSEE on this the 21st day of September 19 98.

My commission expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public

6977 10/23 0101 03CHECK 425.00



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

RECEIVED OF _____

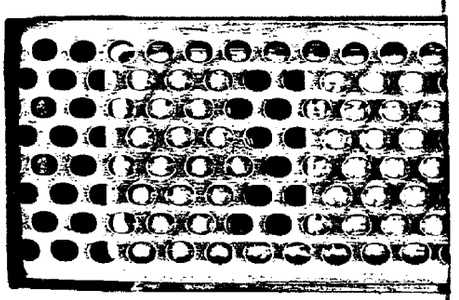
FOR _____

BOOK 11167 PAGE 231

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 111900.00
				CON TX 414.03
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 425.03
				CHECK 425.03
			10/23/98 01	10:46 0001 6977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05031 02

IDENTIF. # REFERENCE

98 OCT 23 AM 10:44

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1362174