WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 110,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
13th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES January 27, 2001

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY (NOTARIAL 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
THOMAS B. ALLEN, JR. (NAME)	FIRST BANK & TRUST (NAME)	MAP 63-04
800 BOBBIE COURT (ADDRESS)	15375 LEBANON ROAD (ADDRESS)	PARCEL 93.00
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	OLD HICKORY, TENNESSEE 37138 (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 THOMAS B. ALLEN, JR. AND WIFE, KIMBERLY L. ALLEN

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. 9 on the Plan of Range Heights Subdivision, Section 2, as of record in Plat Book 8250, page 936, 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 10785, page 427, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 800 BOBBIE 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 our hand this 13th day of November 19 98

UNIVERSAL BUILDERS, LLC

By: ROBERT E. EARHEART, JR., MANAGER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 11th day of November 1998.

My commission expires January 27, 2001

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

_____
Notary Public

053702
IDENTIFICATION REFERENCE
99 JAN 19 AM 8:56
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.
3761 01/19 0101 03CHECK 20.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11300 PAGE 559

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	ST TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PBFEE	PROBATE FEE

3782 01/19 0101 CO TX 5

CFEE 2.00
TOTAL 5.00
CHECK 5.00

01/19/99 01 0815A 0001 3782

PAYT
110700.00
FEES CO
PAYT
110700.00-
CAMT
110700.00
CO TX 420.50
PBFEE 1.00
MTGTX 8.00
TOTAL 429.50
CHECK 429.50

01/19/99 01 0815A 0001 3781

Total 420.50

0537702
IDENTIF. & REFERENCE

99 JAN 19 AM 8:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413192