BOOK 11380 PG. 857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ #25,000.00 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: ~~January 27, 2001~~ 5/24/2001
(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
EARHEART INVESTMENTS, INC. (NAME)	Universal Builders, LLC (NAME)	MAP 53-16
638 KINGS WAY DRIVE (ADDRESS)	14625 Lebanon Rd (ADDRESS)	PARCEL 176
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 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, ERIC PRESTON HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARHEART INVESTMENTS, INC.

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. 45 on the Plan of King Court, Section Three, of record in Plat Book 7900, page 958, as amended in Book 9708, page 522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric Preston Hall, unmarried, by deed from Charles E. Rhoten and wife, Carole Rhoten of record in Book 9759, page 962, Register's Office for Davidson County, Tennessee.

MAIL ENV. 0560098
99 MAR 12 AM 9:5
REFERENCE

unimproved ( )
This is improved (X) property, known as 638 KINGS WAY 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 18th day of February 19 99

E. Preston Hall

ERIC PRESTON HALL

7530 03/12 0101 03CHECK 103.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERIC PRESTON HALL the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 18th day of February 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

03/12/99 01 09:50 0001 7530

0560098

IDENTIF. & REFERENCE

99 MAR 12 AM 9:51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436669