RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38567) FILE BOX "7"

Instr:200001050001427 Page: 1 OF 2
REC'D FOR REC 01/05/2000 12:07:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $317.83

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30TH DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 1/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Y. Chears	GMAC Mortgage Corp.	50-6-59
3517 Standing Stone Drive	100 Witmer Road	12D 87787
Nashville, TN 37207	Horsham, PA 19044-0963	

FOR AND IN 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

PAMELA Y. CHEARS, UNMARRIED

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. 82 on the Plan of Village by the Creek, Section 12, of record in Plat Book 6900, Page 314, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Universal Builders, LLC by deed from Earheart Realty & Construction, Co., Inc. of record in Book 11515, Page 519, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 3517 STANDING STONE DRIVE, NASHVILLE, TN 37207
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 December, 1999

UNIVERSAL BUILDERS, LLC

ROBERT E. EARHEART, JR., MEMBER

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

the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of December, 1999.

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. with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member of Universal Builders, LLC the within named bargainor, and corporation, and that he as such Member 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 Member.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of December, 1999.

My commission expires: 9/28/2002 _____
Notary Public

ALAN L. SATORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of December, 1999, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of December, 1999.

My commission expires:_____ _____
Notary Public