TN1713942 63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Andrea Barton
Affiant

Subscribed and sworn to before me, this 4 day of , 2000.

My commission expires 6-12-03

Notary Public

WARRANTY DEED

Instr:200002180016429 Page: 1 OF 2
REC'D FOR REC 02/18/2000 10:05:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
3907 BONNAVISTA DR., HERMITAGE, TN	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 075-09-0/110.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

UNIVERSAL BUILDERS, LLC

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MITZI WOOD VON-MIZENER AND JASON ALEXANDER VON-MIZENER

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 274, HERMITAGE HILLS SECTION II, REVISED OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO UNIVERSAL BUILDERS, LLC, BY QUIT CLAIM DEED FROM ROBERT E. EARHEART, DATED NOVEMBER 4, 1999, AND RECORDED NOVEMBER 5, 1999 IN BOOK 11733, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3907 BONNAVISTA DR., HERMITAGE, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 4 day of Feb, 2000.

Robert E. Earhart Sr. Member
Universal Builders L.L.C.

_____

_____ _____

State of Tennessee
County of Davidson

On this 4 day of Feb, 2000, before me personally appeared Universal Builders to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

9-12-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Christine R. Rollo
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.