OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

12842

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

Andrea Johnson-Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2003.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/25/06

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Johnson-Dawson	Irwin Mortgage Corporation	43-1-A-17CO
(NAME)	(NAME)	
745 Shandale Drive	P. O. Box 23550	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Jacksonville, FL 32241	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Andrea Johnson-Dawson

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 Number 63 on the Revised Final Plat for Section 4, Shannon Place Subdivision of record in Instrument No. 20010502-0044879, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Universal Builders, LLC by deed from Charles E. Rhoten, filed of record in Instrument Number 20020403-0040407, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Davidson County DEEDWARR
Recvd: 01/30/03 13:30 2pgs
Fees:13.00 Taxes:436.23
20030130-0013000

This is improved property known as 745 Shandale Drive, Madison, TN 37115

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 their hands this 29th day of January, 2003.

Universal Builders, LLC

By: Ollie Mai Parsley, Limited Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Toni Parsley, as Limited Agent for UNIVERSAL BUILDERS, L.L.C., pursuant to Amendment to Operating Agreement dated April 30, 1999, appeared before me this date and being duly sworn, says that he/she executed the foregoing instrument for and on behalf of Universal Builders, L.L.C., who is authorized by the Members of the Company to execute this instrument on behalf of Universal Builders, L.L.C., and that his/her authority to execute and acknowledge is contained in an Amendment to Operating Agreement, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

WITNESS my hand, at office, this 29th day of January, 2003.

Kimbra R. Roush
Notary Public

My Commission Expires:

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003