BOOK 10303 PG 524

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 10/21/2000

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby T. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
708 Hillsboro Rd Franklin TN 37064	SAME AS NEW OWNER	53-16-213
John H. Garner		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **UNIVERSAL BUILDERS, L.L.C.**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JOHN H. GARNER**, (the "Grantees"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 45 on the Plan of Stone Hedge, Section One, of record in Book 8250, page 541, amended in Book 10159, page 42, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Universal Builders, L.L.C., by quitclaim deed from Jerry Butler Construction, Inc., of record in Book 10295, page 860, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 311 Stone Hedge Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

It further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

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

WITNESS its hand on this the 20th day of December, 1996.

UNIVERSAL BUILDERS, L.L.C.

By: _____

Office: MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Edward Fabbrazzo, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Member of Universal Builders, L.L.C., the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 20th day of December, 1996.

DANIEL PATRICK LARGE NOTARY PUBLIC SUMNER COUNTY, TN

_____
NOTARY PUBLIC

My Commission Expires: 10/31/2000

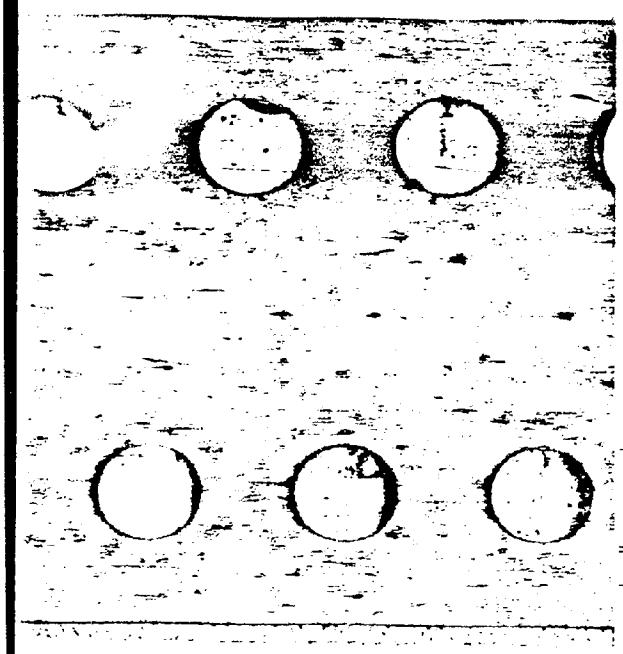
0259649

IDENTIF. & REFERENCE

96 DEC 30 AM 9:47

DAVIDSON COUNTY, TN.

9655 12/30 0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

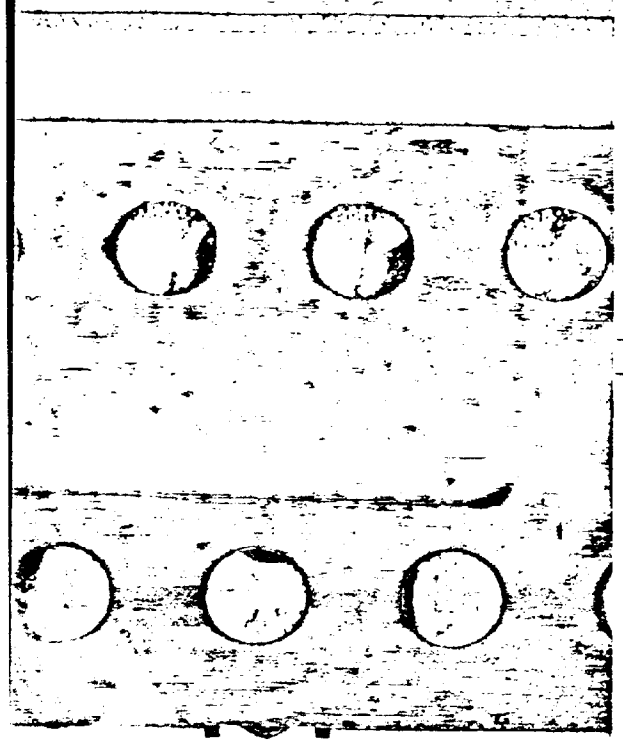
RECEIVED OF _____

FOR _____

BOOK 10303 PG 526

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 97900.00
CON TX 362.23
PRFEE 1.00
WDEED 6.00
TOTAL 371.23
CHECK 371.23

12/30/96 01 09:49 0001 9955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259649
IDENTIF. & REFERENCE

96 DEC 30 AM 9:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1102511