STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 1997.

Notary Public

My Commission Expires: 11/25/00

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

RECEIVED FOR RECORD
97 FEB -4 PM 3:09
DAVIDSON COUNTY, TN
REGISTER

10339 696

WARRANTY DEED

3123 02/04 0101 03CHECK 367.53

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Michael B. Miers and Melody Miers 704 Stone Hedge Drive Old Hickory, TN 37138	First Bank & Trust P.O. Box 355 Mt. Juliet, TN 37122	93-16, 136.00

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, LLC**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Michael B. Miers and wife, Melody Miers**, (the "Grantees), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of Stone Hedge, Section Two, of record in Book 9700, page 185; revised in Book 10159, Page 42, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being part of the same property conveyed to Universal Builders, LLC by quitclaim deed being recorded simultaneously herewith.

Subject to easements in Book 8883, Pages 641 and 651; Book 5261, Page 302, and all matters shown on the plan of record.

This is improved property known as **704 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, their successors, heirs and assigns forever, we covenant that we are 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their 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.

MAIL ENV.

0270088
IDENTIFICATION REFERENCE

WITNESS its hand on this the 3rd day of ~~January~~ February, 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____

Office: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Manager 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 3rd day of ~~January~~ February, 1997.

_____
NOTARY PUBLIC

My Commission Expires: _____

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PAGE 685

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	96900.00
CON TX	358.53
PRFEE	1.00
WDEED	8.00
TOTAL	367.53
CHECK	367.53

02/04/97 01 15:10 0001 3123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270088

IDENTIFICATION REFERENCE

97 FEB -4 PM 3:09

REGISTER
DAVIDSON COUNTY, TN.

No. 1113638