BOOK 10384 PG 523

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 1997

Denise Baker
Notary Public

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Wm Ralph Barron
Affiant

(AFFIX SEAL)

My Commission Expires: [illegible]

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
William Ralph Barron et ux. Mildred Barron 804 Stone Hedge Court Old Hickory, TN 37138	Same	53-16 235

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 **William Ralph Barron and wife, Mildred Barron**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Stone Hedge, Section 2, as of record in Plat Book 9700, page 185, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Universal Builders, L.L.C. by quitclaim deed recorded simultaneously herewith.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved/unimproved property known as 804 Stone Hedge Court, Old Hickory, Tennessee 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.

WITNESS our hand(s) this the 14th day of March, 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____, Manager
BUTCH EARHEART, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County, and State, personally appeared, Butch Earheart, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the manager of Universal Builders, L.L.C., the within-named bargainor, being wuthorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of March, 1997.

Denise Baker
NOTARY PUBLIC

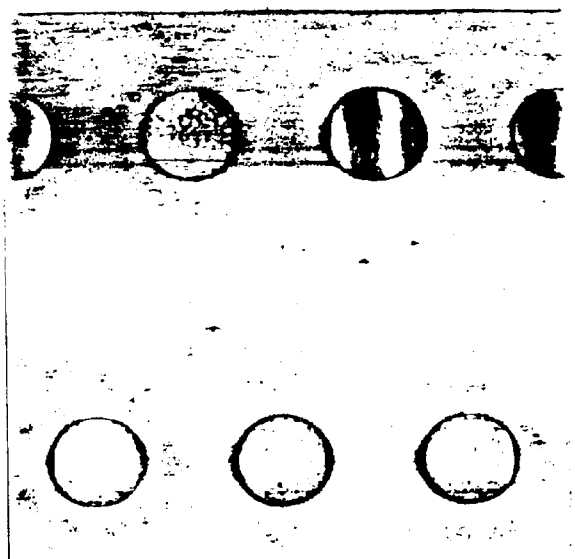
My Commission Expires: [illegible]

0284419
IDENTIF. A REFERENCE

97 MAR 19 AM 9:12

[illegible]
DAVIDSON COUNTY, TN.

8631 03/19 0101 03CHECK 360.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10384 PG 525

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	94900.00
			CON TX	351.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	360.13
			CHECK	360.13
03/19/97	01	09:17	0001	8631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284419

IDENTIF. # REFERENCE

97 MAR 19 AM 9:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1128952