G71714
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00.

Affiant

THIS THE 13th DAY OF June, 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires JAN. 29, 2000

My Commission Expires:

WARRANTY DEED

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Universal Builders, LLC 14625 Lebanon Road Old Hickory, TN 37138	SAME	P/O 63-04-1.00

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, Charles E. Rhoten and wife, Carole Rhoten (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said Universal Builders, LLC (the "Grantee"), its successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Nos. 1, 2, and 3 on the Plan of Range Heights Subdivision, Section 1, of record in Plat Book 8250, page 752, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten by deed from Howard McDonald and wife, Ann McDonald, of record in Book 10483, page 39, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its 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 Grantee, its 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 12th day of June. 1997.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, the within named bargainors, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of June, 1997.

Denise Baker
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 29, 2000

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole Rhoten, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of June, 1997.

Denise Baker
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 29, 2000

NOTARY PUBLIC AT LARGE

0317063
IDENTIFICATION REFERENCE

97 JUN 18 AM 9:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4346 06/18 0101 03CHECK 214.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10496 PG 182

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 55500.00
CON TX 205.35
PRFEE 1.00
WDEED 8.00
TOTAL 214.35
CHECK 214.35

06/18/97 01 09:42 0001 4346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0317063

IDENTIF. ↑ REFERENCE

97 JUN 18 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1164221