BOOK 10524 PG 516

G71716
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

THIS THE 9 DAY OF July, 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires: 5/30/99

STATE OF TENNESSEE

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 42-04 43.00

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, 3, 4, and 5 on the Plan of Marlin Meadows Subdivision, Section 1, of record in Plat Book 8250, page 747, 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 Carolyn Lane Mitchell, Mary Ella Phillips Nollner, and Brenda Kay Simmons Bennett, of record in Book 10408, page 528, 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 9th day of July, 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 9th day of July, 1997.

Denise Baker
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 29 2000

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 9th day of July, 1997.

Denise Baker
NOTARY PUBLIC

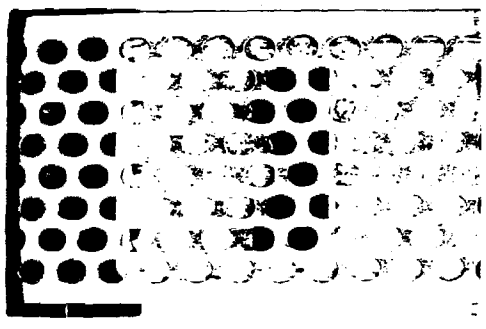
My Commission Expires: My Commission Expires JAN 29 2000

0324812
IDENTIF. & REFERENCE

97 JUL 10 AM 11:20

DAVIDSON COUNTY, TN.

2809 07/10 0101 02CHECK 305.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

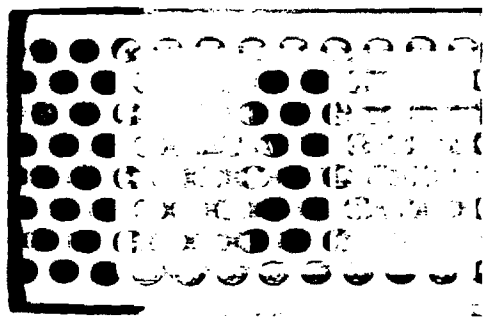
BOOK 10524 PG 518

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00
07/10/97 01 11:19 0001 2809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03248'12
IDENTIF. # REFERENCE

97 JUL 10 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1172560