STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,885.00.

Helen T. Kaiser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1997.

Denise Baker
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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

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.
Helen T. Kaiser 809 Stone Hedge Court Old Hickory, TN 37138	SAME	P/O 53-16-62.00

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, L.L.C.** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Helen T. Kaiser, unmarried**, (the "Grantee"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 25 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 219, as amended in Book 10159, page 42, 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 809 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 Grantee, her 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, her 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 8th day of July, 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____
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 authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 8th day of July, 1997.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 29 2000

0326682

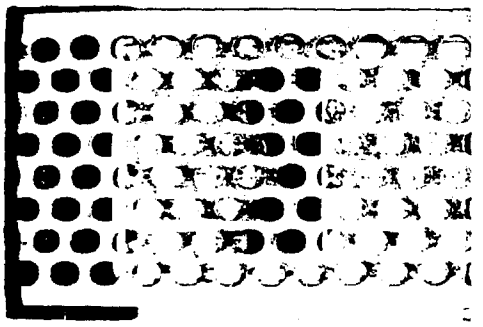
IDENTIFICATION REFERENCE

97 JUL 15 PM 2:13

DAVIDSON COUNTY TN

MAIL ENV.

4815 07/15 0101 03CHECK 419.28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10530 PG 338

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

110885.00

CON TX 410.28

PRFEE 1.00

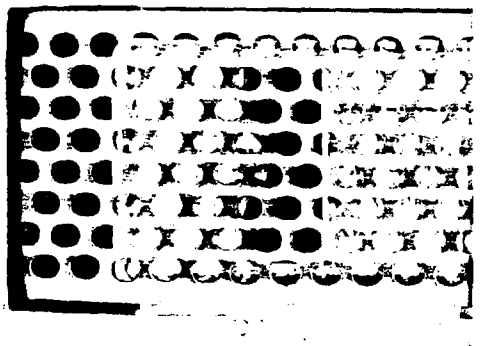
WDEED 8.00

TOTAL 419.28

CHECK 419.28

07/15/97 01 14:16 0001 4815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326682

IDENTIF. & REFERENCE

97 JUL 15 PM 2:14

REGISTER

DAVIDSON COUNTY, TN

No. 1174546