G71781
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

THIS THE 10th DAY OF Oct, 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires: My Commission Expires JAN. 25, 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.
Joseph Esposito, et ux, Tammy Tillyer-Esposito 829 Stone Hedge Court Old Hickory, TN 37138	FIRST TRUST MTG. Co 5111 MARYLAND WAY BRENTWOOD, TN 37027	P/O 53-16 248.00

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, **Univeral Builders, L.L.C.** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Joseph Esposito and wife, Tammy Tillyer-Esposito** (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. 29 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 an improved property known as 829 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 10th day of October. 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____
BUTCH EARHEART, MANAGER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Butch Earheart, 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 10th day of Oct., 1997.

_____
NOTARY PUBLIC

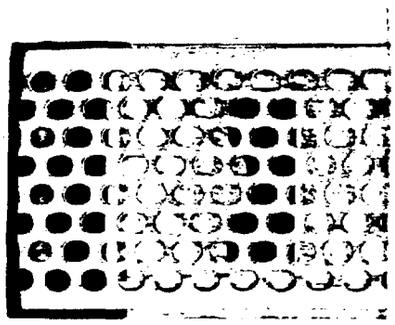
My Commission Expires: My Commission Expires JAN. 29, 2000

NOTARY PUBLIC AT LARGE

0360297
IDENTIFICATION REFERENCE

97 OCT 17 PM 2:55
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1265 10/17 0101 03CHECK 374



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

RECEIVED OF _____

FOR _____

BOOK 10650 PG 88

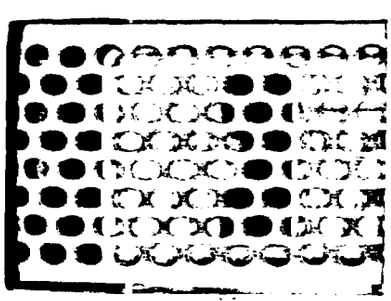
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 98900.00
CON TX 365.93
PRFEE 1.00
WDEED 8.00
TOTAL 374.93
CHECK 374.93

10/17/97 01 14:59 0001 1265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0360297
IDENTIFICATION REFERENCE

97 OCT 17 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210553