BOOK 10675 PG 949

G71810
State of Tennessee
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Michael A. Dennis
Affiant

THIS THE 5th DAY OF NOVEMBER, 1997.

Gina Lynn Rhodes
Notary Public

(AFFIX SEAL)

My Commission Expires: Sept. 17, 2001

GINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.

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.
Michael Dennis 836 Stone Hedge Court Old Hickory, TN 37138	First Nationwide Mortgage PO Box 7979 Frederick MD 21705-7979	53-16 254.00

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 **Michael A. Dennis** (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. 35 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 219, as amended in Book 10159, page 442, 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 836 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 10675 PG 950 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 5th day of November. 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____
BUTCH EARHEART, MANAGER

STATE OF TENNESSEE
COUNTY OF Montgomery

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 5th day of November, 1997.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 17, 2001

GINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TENN.

0367455
IDENTIFICATION REFERENCE

97 NOV -7 AM 8:59
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9650 11/07 0101 03CHECK 414.15

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

RECEIVED OF _____

FOR _____

BOOK 10675 PG 951

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
109500.00
CON TX 405-15
PRFEE 1.00
WDEED 8.00
TOTAL 414.15
CHECK 414.15
11/07/97 01 09:00 0001 9050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0367455
IDENTIF. # REFERENCE

97 NOV -7 AM 8:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1218246