BOOK 10705 PG 976

G71812
State of Tennessee
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Chad Simmons
Affiant

THIS THE 26th DAY OF NOVEMBER, 1997.

Gina Lynn Rhodes
Notary Public

(AFFIX SEAL)

My Commission Expires: Sept. 17, 2000

NOTARY PUBLIC AT LARGE MONTGOMERY

WARRANTY DEED

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Chad R. Simmons et ux Amy M. Simmons 744 Stone Hedge Drive Old Hickory, TN 37138	Principal Residential Mtg. 711 High Street Des Moines, Iowa 50392	53-16 214.00

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 **Chad R. Simmons and wife, Amy M. Simmons** (the "Grantees"), their successors and assigns, certain real estate located in Davidson County,Tennessee, described as follows,to-wit:

97 DEC -3 PM 9:21
FELIX DAVIDSON COUNTY, TN. REGISTER

IDENTIF. & REFERENCE 0375887

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Stone Hedge, Section 4, as of record in Plat Book 9700, page 265 and 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 744 Stone Hedge Drive, 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 26th day of November. 1997.

UNIVERSAL BUILDERS, L.L.C.

By: _____
ROBERT E. EARHEART, JR., MANAGER

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Robert E. Earheart, Jr., 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 26th day of November, 1997.

Gina Lynn Rhodes
NOTARY PUBLIC

My Commission Expires: Sept. 17, 2001

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

6434 12/03 0101 03CHECK 360.1

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

RECEIVED OF _____

FOR _____

BOOK 10705 PG 978

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	94900.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
TOTAL	360.13
CHECK	360.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12407287 01 08:21 0001 6434

0375887
IDENTIF. & REFERENCE

97 DEC -3 AM 9:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1227259