BOOK 10706 PG 23

G71811
State of Tennessee
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Rodney C Woodson
Affiant

THIS THE 20th DAY OF NOVEMBER, 1997.

Tina Lynn Rhodes
Notary Public

(AFFIX SEAL)

TINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

My Commission Expires: September 17, 2001

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.
Rodney C. Woodson et ux Lisa M. Woodson 820 Stone Hedge Court Old Hickory, TN 37138	Principal Residential Mtg. 711 High Street Des Moines, Iowa 50392	53-16 258.00

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 **Rodney C. Woodson and wife, Lisa M. Woodson** (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. 39 on the Plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 219 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 820 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 20th 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 20th day of November, 1997.

_____
NOTARY PUBLIC

My Commission Expires: Septmeber 17, 2001

GINA LYNN RHODES NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY TENNESSEE

0375898
IDENTIFICATION REFERENCE
97 DEC -3 AM 9:26
REGISTER
6445 12/03 0101 03CM CK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10706 PG 25

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

107500.00

CO TX 397.75

PRFEE 1.00

MREED 2.00

TOTAL 402.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/97 01 [illegible]

0375898

IDENTIFICATION REFERENCE

97 DEC -3 AM 9:27

REGISTER

FELIX Z.

DAVID [illegible]

No.1227270