BOOK 10726 PG 802

G71842
State of Tennessee
COUNTY OF DAVIDSON

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

Affiant

THIS THE 15th DAY OF DECEMBER, 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires: September 17, 20[illegible]

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):
ERIK W. LARSEN AND,
MELISSA L. BURGESS
749 Stone Hedge Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
AMERICAN MTG. CO
214 OVERLOOK CT STE 150
BRENTWOOD, TN 37027

MAP & PARCEL NOS.
53-16 214.00

~~2848 12/18 0101 03CHECK~~ 360.13

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 **ERIK W. LARSEN AND MELISSA L. BURGESS** (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. 13 on the Plan of Stone Hedge, Section 4, as of record in Plat Book 9700, page 265, 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 improved property has an address of 749 Stone Hedge Drive, Old Hickory, Tennessee.

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 15th day of December, 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, 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 15TH day of December, 1997.

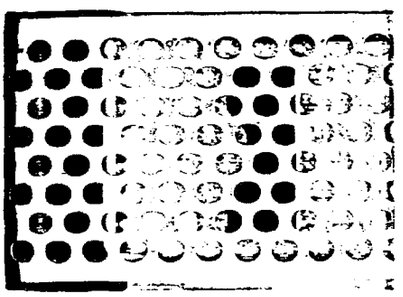
_____
NOTARY PUBLIC

My Commission Expires: September 17, 2001

97 DEC 18 AM 9:53

03817114

IDENTIFICATION REFERENCE



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

RECEIVED OF _____ BOOK 10726 PG 804

FOR _____

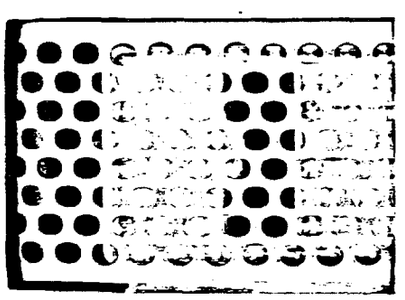
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

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

12/18/97 01 09:58 0001 2868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381714
IDENTIFICATION REFERENCE

97 DEC 18 AM 9:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No.1233613