G71843
State of Tennessee
COUNTY OF DAVIDSON

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

Affiant

THIS THE 19th DAY OF DECEMBER, 1997.

Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 1/27/2001

WARRANTY DEED

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

ADDRESS NEW OWNER(S):
Anthony D. Roh and
Wanda M. Roh
828 Stone Hedge Court
Old Hickory, TN 37138

SEND TAX BILLS TO:
Franklin American Mtg Co
2111 Bedford Court Ste 150
Brentwood, TN 37027

MAP & PARCEL NOS.
53-16

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 **ANTHONY D. ROH AND WANDA M. ROH,** joint tenants with right of survivorship (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. 37 on the Plan of Stone Hedge, Section 3, 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 828 Stone Hedge Court, 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 19th day of December. 1997.

UNIVERSAL BUILDERS, L.L.C.

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

7653 01/02 0101 03CHECK 406.75

STATE OF TENNESSEE
COUNTY OF Davidson

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 19th day of December, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 1/27/2001

VI J. EASON
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

0386049
IDENTIF. & REFERENCE

98 JAN -2 AM 10:13
FELIX Z. GILLIS II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10743 PG 399

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 8.00
TOTAL 406.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 406.75

01/02/98 01 10:16 0001 7653

0386049
IDENTIF. & REFERENCE

98 JAN -2 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238336