BOOK 10747 PG 343

G71844
State of Tennessee
COUNTY OF ~~DAVIDSON~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00.

E. V. Bynum
Affiant

THIS THE 30th DAY OF December, 1997.

Gina Lynn Rhodes
Notary Public

(AFFIX SEAL)

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

My Commission Expires: Sept. 17, 2001

WARRANTY DEED

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

ADDRESS NEW OWNER(S):
Elmer Victor Bynum et ux,
Paula Lee Bynum
720 Stone Hedge Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Franklin American
241 Overlook Court #150
Brentwood, TN 37027

MAP & PARCEL NOS.
53-14 274.00

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, **Univeral Builders, L.L.C.** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Elmer Victor Bynum and wife, Paula Lee Bynum** (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. 20 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 720 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 30th 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, ~~Bobby D. Davis, Attorney in Fact for~~ 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 30 day of December, 1997.

Gina Lynn Rhodes
NOTARY PUBLIC

My Commission Expires: Sept. 17, 2001

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

MAIL ENV.

98 JAN -6 AM 8:46

0387137
IDENTIF. ▲ REFERENCE

8786 01/06 0101 03CHECK 378.63

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

RECEIVED OF _____

FOR _____

BOOK 10747 PG 345

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	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	8.00
TOTAL	378.63
CHECK	378.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/06/98 01 08:46 0001 8786

0387137
IDENTIF. ➔ REFERENCE

98 JAN -6 AM 8:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1239466