BOOK 10753 PG 201

Box 1

G71739
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$25,000.00 per lot~~ 425,000.00

Affiant

THIS THE 30th DAY OF December 1997.

Notary Public

(AFFIX SEAL)

My Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 8, 1999

# 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. |
|---|---|---|
| Universal Builders, L.L.C.<br>14625 Lebanon Road<br>Old Hickory, TN 37138 | | P/O 63-04 1.00 |

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, **Charles E. Rhoten and wife, Carole Rhoten** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **Universal Builders, L.L.C.** (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

0534 01/09 0101 03CHECK 1581.50

**LAND** in Davidson County, Tennessee, being Lots Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 27, 28, 29, 30 and 31, on the Plan of Range Heights Subdivision, Section 2, as of record in Plat Book 8250, page 805, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

**BEING** the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten by Deed from Howard McDonald and wife, Ann McDonald of record in Book 10483, page 39, Register's Office for Davidson County, Tennessee.

**SAID** property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

Charles E Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Charles E. Rhoten, 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 30th day of December, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Lori Lewis
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Carole Rhoten, 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 23rd day of December, 1997.

Nina Lynn Rhodes
NOTARY PUBLIC

My Commission Expires: Sept. 17, 2001

NOTARY PUBLIC AT LARGE



0388747
IDENTIF. + REFERENCE
98 JAN -9 PM 12:17
FELIX Z. ELLISON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10753 PG 203

| | | |
|---|---|---|
| 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 | 425000.00 |
| CON TX | 1572.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 1581.50 |
| CHECK | 1581.50 |

01/09/98 01 12:21 0001 0534

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0388747
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 12: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1241197