Box

BOOK 10761 PG 560

WARRANTY DEED

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

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 1998.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Universal Builders, LLC	Owners	50-7-91 et al
(NAME) 14625 Lebanon Road	(NAME)	
(ADDRESS) Old Hickory, TN 38138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EARHEART REALTY & CONSTRUCTION COMPANY, INC.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UNIVERSAL BUILDERS, LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 123, 155, 159, 160, 161, 162, 163, 238 on the Plan of Village by the Creek Section 9 of record in Plat Book 7900, Page 699, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Earheart Realty & Construction Company, Inc. by deed of record in Book 7041, Page 82, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( ) property, known as

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of January, 1998.

Earheart Realty & Construction Company, Inc.
By: Robert E. Earheart Sr. President
Robert E. Earheart, Sr., Preisdnet

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared Robert E. Earheart, Sr. and with whom I am personally acquainted and who upon ~~their~~ his oath acknowledged ~~themselves~~ himself to be the President and, respectively, of the Earheart Realty & Construction Company, Inc., the within-named bargain, and corporation, and that ~~they~~ he as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such President, ~~and attesting the same by the said as such~~.

Witness my hand and official seal at Antioch, Tennessee this 14th day of January, 1998

Robert E. Earheart, Sr.

Commission expires: October 9, 1999

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

My Commission Expires Oct. 9 1999

Lori Holloway Notary Public

IDENTIFICATION REFERENCE

98 JAN 20 PM 12:51

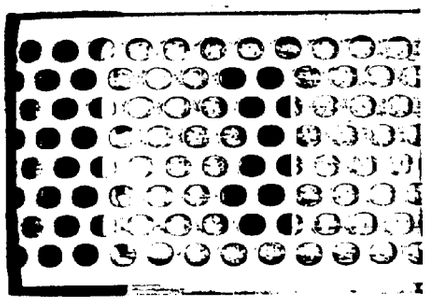
REGISTER

1992 01/20/1998 03:CHECK 601.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10761 PG 561

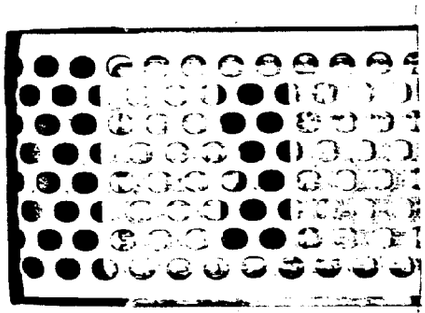
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

01/20/98 01 12:51 0001 3392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0391361
IDENTIF. # REFERENCE

98 JAN 20 PM 12:51

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1244017