BOOK 10762 PG 979

G71815
State of Tennessee
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00.

H. Victor Ellis
Affiant

THIS THE 15th DAY OF January, 1998.

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
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
H. Victor Ellis 724 Stone Hedge Drive Old Hickory, TN 37138	North American Mortgage Company P.O. Box 395 Albion, NY 14411	53-16 214.00

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 **H. Victor Ellis, unmarried** (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. 19 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 724 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 January, 1998.

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, 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 15th day of January, 1998.

Gina Lynn Rhodes
NOTARY PUBLIC

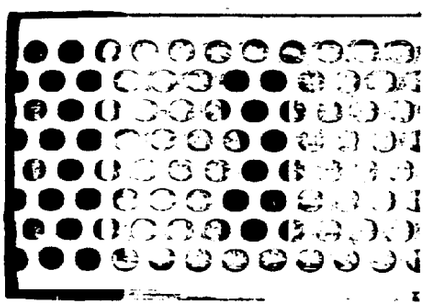
My Commission Expires: Sept. 17, 2001

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

0391815
IDENTIF. ➔ REFERENCE

98 JAN 21 AM 9:31
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3888 01/21 0101 03CHECK 480.75



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

RECEIVED OF _____ BOOK 10762 PG 981

FOR _____

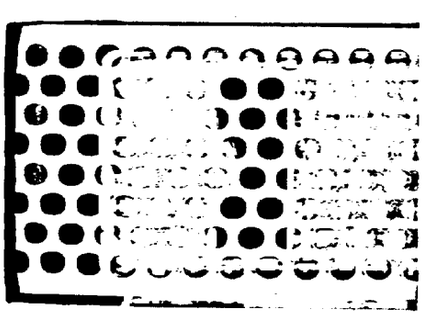
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
127500.00
CON TX 471.75
PRFEE 1.00
UCCFEE 8.00
TOTAL 480.75
CHECK 480.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 09:34 0001 3888



0391815
IDENTIF. ↑ REFERENCE

98 JAN 21 AM 9:31
LIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244510