Box 1

BOOK 10996 PAGE 961

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1998

Angela M Lake
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
UNIVERSAL BUILDERS, LLC (NAME)	UNIVERSAL BUILDERS, LLC (NAME)	PART MAP 63.04
LOTS 17-19 RANGE HEIGHTS (ADDRESS)	14625 LEBANON ROAD (ADDRESS)	PARCEL 1
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	OLD HICKORY, TENNESSEE 37138 (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, CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN

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 Lots No. 17, 18, and 19 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 plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten by deed from Howard McDonald and wife, Ann McDonald of record in Bookl 10483, page 39, Register's Office for Davidson County, Tennessee.

98 JUN 29 PM 3:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0456393

unimproved (X)
This is improved ( ) property, known as LOTS 17-19 RANGE HEIGHTS, OLD HICKORY, TN 37138
(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 and 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 hand s this 20th day of April 1998

Charles E. Rhoten
CHARLES E. RHOTEN

Carole Rhoten
CAROLE RHOTEN

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 20th day of April 19 98

Commission expires 1/1/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

'7108 06/29 0101 03CHECK 286.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 963

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

06/29/98 01 15:30 0001 7108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456393
IDENTIF. ↑ REFERENCE

98 JUN 29 PM 3:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1312900