Box1

BOOK 11013 PAGE 501

THIS INSTRUMENT PREPARED BY: BOBBY D. DAVIS, ATTORNEY
MADISON TITLE COMPANY
101 SHEPHERD HILLS DRIVE
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER:
UNIVERSAL BUILDERS, LLC
14625 LEBANON ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS:
Owner

MAP 63
GROUP 4
PARCEL 46, 104, 105, 106, 107, 108, 109

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, sold and do hereby transfer and convey unto UNIVERSAL BUILDERS, LLC, (the Grantee) their successors and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Number 4, 20, 21, 22, 23, 24, and 25 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 a part of the same property conveyed to Charles E. Rhoten and wife, Carole Rhoten by deed 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.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand on this 9th day of June, 1998.

BOOK 11013 PAGE 502

Charles E. Rhoten

CHARLES E. RHOTEN

Carole Rhoten BY Charles E. Rhoten

CAROLE RHOTEN BY CHARLES E. RHOTEN ATTORNEY IN FACT PURSUANT TO POWER OF ATTORNEY AS OF RECORD IN BOOK 11013 PAGE 520, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 AND WIFE, CAROLE RHOTEN, with whom I am personally acquainted, the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 1998.

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
1/27/2001

1296 07/09 0101 03CHECK 658.50

STATE OF TENNESSEE
COUNTY OF Davidson

The actual transfer or value, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 1998.

Angela M Lake

Notary Public

My Commission Expires:

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

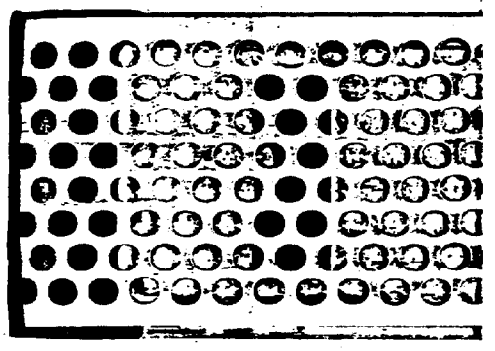
My Commission Expires 2-19-2002

98 JUL 16 AM 10:19

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

0460363



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

RECEIVED OF _____

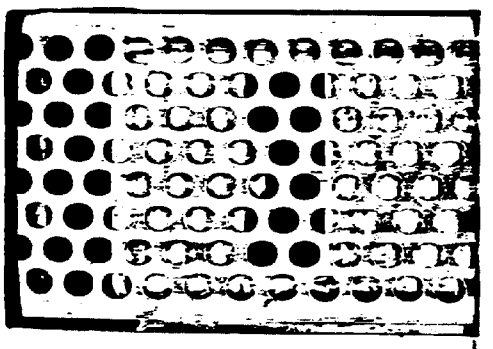
FOR _____

BOOK 11013 PAGE 503

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	658.50
			CHECK	658.50
		07/09/98	01	10:19 0001 1296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0460363
IDENTIF. ↑ REFERENCE

98 JUL -9 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317023