Davidson County DEEDWARR
Recvd: 04/05/02 11:08 2pgs
Fees:13.00 Taxes:393.10

20020405-0041842

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $106,242.00.

Subsribed and sworn before me this the 29th day of March, 2002.

Affiant

Notary Public

CHERYL LASHLEE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN (Affix Seal)

MY COMMISSION EXPIRES JAN. 29, 2006

WARRANTY DEED

This Instrument Prepared By:

SOUTHEAST TITLE of Tennessee, Inc. Y023730

7000 Executive Center Drive, Suite 100, Brentwood, Tennessee 37027

Address of new owner:
Pamela D. Royster
1009 Saddlestone Drive
Hermitage, TN 37076

Send tax bills to:
Wells Fargo Home Mortgage, Inc.
PO Box 5137, Des Moines, IA 50306

Map 86-12 Parcel 95

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

UNIVERSAL BUILDERS LLC.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Pamela D. Royster

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being lot Numer 2 on the Plan of Final Plat Rockwood Estates, of record in Plat Book in Instrument Number 200010130102078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Universal Builders, LLC. of record in Book 10930, page 519, Register's Office for said County.

Subject to Convenaty, Conditions and Restrictions of record in Instrument Number 20010228-0018556, Register' Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 1009 Saddlestone Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 29th day of March, 2002.

UNIVERSAL BUILDERS LLC.

BY:
BRENT A. CAMPBELL
SETTLEMENT OFFICER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Brent A. Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Settlement Officer, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 29th **day of** March**, 2002.**

My commission expires:

CHERYL LASHLEE NOTARY PUBLIC AT L... WILLIA... TEN...

MY COMMIS... ES
JAN. 29, 2003

Cheryl Lashlee
Notary Public