Bk 29

KIMBRA R. ROUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

12711

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Universal Builders. LLC	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS Map 75
(NAME) 14625 Lebanon Road, #G	(NAME)	Parcel 180
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jude J. Pischke

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 12/05/02 08:49 3pgs
Fees:18.00 Taxes:101.75

20021205-0149763

This is unimproved property known as 864 Tulip Grove, Hermitage, TN 37076

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 his hand this 22nd day of November, 2002.

Jude J. Pischke

12711

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Jude J. Pischke

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2002.

My commission expires_____

Notary Public

My Commission Expires JAN. 25, 2003

File No.: 12711

ATTACHMENT

BEING Lot No. 2 of Brunner's Acre, a plan of which is recorded at Instrument No. 200010020097049, Register's Office, Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southwesterly margin of Tulip Grove Road, said point being the northeast corner of Lot No. 1 of Brunner's Acre and being the northwest corner of Lot 2, being 42.0 feet from the centerline of Tulip Grove road; thence along the dedicated R.O.W. of Tulip Grove Road, S 53 deg. 59 min. 38 sec. E a distance of 100.00 feet; thence S 31 deg. 53 min. 54 sec. W a distance of 202.96 feet; thence N 53 deg. 59 min. 38 sec. W a distance of 100.00 feet to the southeast corner of Lot 1; thence along the property line between Lot Nos. 1 and 2, N 31 deg. 53 min. 54 sec. E a distance of 202.96 feet to the point of beginning.

BEING the same property conveyed to Jude J. Pischke by deed from Town & Country Homes, Inc., filed of record in Instrument No. 20001107-0110581, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.