[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Universal Builders, LLC	New Owner	Map 086-00-0
14625 Lebanon Road #G		Parcels 099.00
Old Hickory, TN 37138		11076 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Virginia Ewin, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Universal Builders, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey by MEC, Inc. dated June 27, 2002 as follows:

Beginning at a new iron rod set in the westerly margin of Tulip Grove Road, said iron rod being the southeast corner of the herein described tract; Thence along the northerly line of the Charles P. Ewin property, North 84 degrees 26' 03" West a distance of 707.46 feet to a new iron rod in the easterly line of the Earheart Realty and Construction Company property as recorded in Book 10663, page 732, R.O.D.C., TN; Thence along the said easterly line of Earheart, North 13 degrees 00' 04" East a distance of 537.55 feet to an old iron rod; Thence along the southerly line of the Jimmy F. Davis property as recorded in Book 5676, page 557 R.O.D.C., TN, South 84 degrees 54' 44" East a distance of 625.97 feet to an iron rod in the westerly margin of Tulip Grove Road; Thence along said margin, South 04 degrees 49' 54" West a distance of 366.35 feet to a new iron rod; Thence along a curve to the left an arc distance of 172.11 said curve having a radius of 2930.10 feet a chord direction of South 03 degrees 08' 56" West and a chord length of 172.09 feet to the Point of Beginning and containing 8.17 acres or 355,965 square feet.

The above description was prepared by James R. Stinson, RLS #1621 pursuant to a boundary line survey dated June 27, 2002. His address is MEC, Inc., P.O. Box 17465, Nashville, TN 37217 (615) 831-9596.

Davidson County DEEDWARR
Recvd: 04/24/03 09:06 3pgs
Fees:18.00 Taxes:592.00
20030424-0054950

Being the same property conveyed to Mary Virginia Ewin by Quitclaim Deed of record in Instrument Number ____*____, said Register's Office for Davidson County, Tennessee.

*20030424-0054949

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2003.

Notary Public

KELLI L. WALKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 25, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the

lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of April, 2003.

Mary Virginia Ewin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mary Virginia Ewin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of **April, 2003**.

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:_____