Davidson County DEEDWARR
Recvd: 02/13/04 14:58 2pgs
Fees:13.00 Taxes:744.68

20040213-0017620

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $201,265.00.

Affiant

Subscribed and sworn to before me, This 6th day of February, 2004.

Notary Public

My Commission Expires: 11-25-06

STEPHANIE M. NICELY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Address New Owner	Send Tax Bills to:	Map-Parcel
Michael W. Terwilliger, Jr. and Katie M. D. Terwilliger 4937 John Hager Road Hermitage, TN 37076	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	97-16-A-26.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Universal Builders, LLC, a Tennessee Limited Liability Company hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael W. Terwilliger, Jr. and Katie M. D. Terwilliger, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of The Peninsula, Phase I, a Planned Residential Development, of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Universal Builders, LLC by Warranty Deed from The Peninsula, A Tennessee General Partnership, dated May 2, 2003, recorded May 14, 2003, Register's Office for Davidson County, Tennessee

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Book 9700, page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as 4937 John Hager Road, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of February, 2004

Universal Builders, LLC

By: _____, Agent
Philip Davis Alexander, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public of the State and County aforesaid, personally appeared Philip Davis Alexander, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Agent of Universal Builders, LLC, the within named bargainor, and that he as such Agent, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Universal Builders, LLC by himself as such Agent.

Witness my hand, at Davidson County, Tennessee, this 6th day of February, 2004.

_____
NOTARY PUBLIC

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

MY COMMISSION EXPIRES: 11-25-06