NEW OWNER:

UNIVERSIAL BUILDERS, LLC
9641 LEBANON ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map 86
Parcel 732

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 04-0699

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 06/30/04 13:02 3pgs
Fees:18.00 Taxes:517.26
20040630-0077759

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One-Hundred Thirty-Nine Thousand Eight Hundred Dollars ($139,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EARHEART REALTY & CONSTRUCTION CO., INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **UNIVERSIAL BUILDERS, LLC, a Tennessee limited liability company**, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in the **2nd** Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 8, Margaret Robertson Garden Apartments as recorded in Book 5200, Page 447, Register's Office for Davidson County, Tennessee; thence along the lines of said subdivision, North 59 deg. 20' 46" West a distance of 38.91 feet; thence North 39 deg. 12' 13" West a distance of 112.70 feet; thence North 36 deg. 14' 22" West a distance of 130.11 feet; thence North 45 deg. 02' 28" West a distance of 177.10 feet; thence North 53 deg. 10' 45" West a distance of 155.08 feet; thence North 03 deg. 43' 45" East a distance of 460.20 feet; thence North 18 deg. 30' 56" East a distance of 139.46 feet; thence North 15 deg. 56' 53" East a distance of 372.78 feet; thence along the southerly line of Robert J. Baltz, Tr., et al, as recorded in Book 4168, page 273, South 72 deg. 42' 10" East a distance of 559.08 feet; thence along the westerly line of Jimmy F. Davis as recorded in Book 5676, Page 557, South 12

deg. 29' 11" West a distance of 98.45 feet; thence along the westerly line of Clifford A. Ewin as recorded in Book 2741, Page 587, South 13 deg. 00' 04" West a distance of 537.55 feet; thence along the westerly line of Charles P. Ewin, South 13 deg. 00' 04" West a distance of 609.60 feet to the point of beginning, and containing 13.98 acres or 609,154 square feet.

Being the same property conveyed to **EARHEART REALTY & CONSTRUCTION CO., INC.**, by virtue of a deed from SARA LEE GROUP, INC., dated October 29, 1997, and recorded in Record Book 10663, Page 732, in the Register's Office for said Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES: The parties agree to prorated taxes for the current year as of the date of deed and shall be handled outside of closing.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of June, 2004.

EARHEART REALTY & CONSTRUCTION CO., INC.

By: Robert E. Earheart, President

Its:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Robert E Cochran is the President of, **EARHEART REALTY & CONSTRUCTION CO., INC.** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of June, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05

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The actual consideration or value, whichever is greater, for this transfer is 139,600°

AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2004.

NOTARY PUBLIC

My commission expires: 9-7-05