Record 1st

This Instrument Was Prepared By:

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me.
This 21st day of December, 2004.

Notary Public

My Commission Expires:

ANDREW H. MALONEY
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/12/05 15:18 2 pgs
Fees:13.00 Taxes:851.00
20050112-0004658

Address New Owner	Send Tax Bills to:	Map-Parcel
Marion A. King 953 Wonderland Pass Hermitage, TN 37076	Argent Mortgage Co. 333 Westchester Ave 1st floor White Plains, NY 10604	76-13-5

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 Grantee, and other goodand valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Universal Builders, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marion A. King, Jr. and wife, Dawn L. King, 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. 1, on the plan of Coles Retreat of record in Instrument No. 20021120-0144463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Universal Builders, LLC by deed from Earheart Group, LP of record in Instrument No. 20040513-0055866, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2005 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20021120-0144463, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 9086, Page 748, Register's Office for Davidson County, Tennessee.

This is improved property known as 953 Wonderland Pass Hermitage, TN 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 21st day of December, 2004

Universal Builders, LLC

By: _____, Authorized Agent
Stephanie M. Duncan, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Stephanie M. Duncan, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Agent of Universal Builders, LLC, the within named bargainor, and that she 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 herself as such Agent.

Witness my hand, at Nashville, Tennessee, this 21st day of December, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.