This instrument prepared by:
Mitchell A.Watts, Attorney
Suite 150
2000 Richard Jones Road
Nashville, TN 37215

BOOK 6837 PAGE 57

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald E. Underwood Mitchell A. Watts (NAME)		82-16
P.O. Box 120591 (STREET ADDRESS OR ROUTE NUMBER)	SAME (NAME) (STREET ADDRESS)	Par 430
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ---------- ($10.00) ----------
Ten Dollars and no/100 ---------- *Dollars,*

paid in cash by Ronald E. Underwood and Mitchell A. Watts and other good and valuable considerations, receipt of which is hereby acknowledged, we

AEBY CONSTRUCTION CORPORATION, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Underwood and Mitchell A. Watts, both unmarried persons, to hold as Joint Tenants with rights of survivorship and not as Tenants in Common *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 4-B on the plan of Zone Lot Division Lot No. 4, Section 2, Aeby Subdivision of record in Book 6200, page 335 in the Register's Office for Davidson County.

Said Lot No. 4-B fronts 37.5 feet on the Northwesterly margin of Russell Street and extends back between parallel lines 170.0 feet to an alley.

BEING part of the same property conveyed to Aeby Construction Corporation, Inc. by Quitclaim Deed from Victor G. Aeby d/b/a Aeby Properties, Inc. of record in Book 6551, page 71 in the Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6200, page 335 in the said Register's Office and to the matters set forth in the above referenced plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 91,000.00
Subscribed and sworn to before me this the 23rd *day of* April 19 86
Affiant Ron Underwood
Mitchell A Watts
My commission expires: 2-11-86
(Affix Seal) *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 915-B Russell Street Nashville, TN 37206
(House Number) *(Street)* *P.O. Address:* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 14th *day of* February, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AEBY CONSTRUCTION CORPORATION, INC.

by: Victor G Aeby Pres
Victor G. Aeby
Title:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MITCHELL A. WATTS, *a Notary Public of the State and County aforesaid, personally appeared* VICTOR G. AEBY, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Aeby Construction Corp. Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville Tennessee
this 22nd *day of* April, *19*86.

Mitchell A Watts
_____ *Notary Public*

Commission expires 3-11-1990

MITCHELL A. WATTS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WARRANTY DEED

FROM

AEBY CONSTRUCTION CORPORATION, INC.

TO

Ronald E. Underwood and

Mitchell A. Watts

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

IDENTIFI REFERENCE

APR 24 9 43 AM '86

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

9 4 2 8 7

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

91000.CO- CAMT.
236.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 243.10-
641 A04/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94287

IDENTIFICATION REFERENCE

APR 24 9 43 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 240425