This Instrument Prepared By:
Dale L. Stegall
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, Tennessee 37219

File 31

Address New Owner:	Address Mortgagee:	Send Tax Bills To:	Map-Parcel Number and Field Book Number
Ronald P. Underberg 3523 Lamar Avenue Memphis, Tennessee 38119	W. A. Merrill C/O Diane P. Weis, Trustee Boult Cummings, Conners & Berry 222 Third Avenue North Nashville, Tennessee 37201	(To Owner)	133-9-7 6 DA 38564

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand Dollars ($85,000.00) cash in hand paid and the assumption by Grantee of a Promissory Note in the original principal amount of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00), and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, STEPHEN F. WOOD (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said RONALD P. UNDERBERG (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Beginning at an iron pin in the southerly margin of McNally Drive, said iron pin being further described as lying eastwardly 128.73 feet along the southerly right-of-way of McNally Drive from the centerline extension of Keystone Avenue and westwardly 1920.96 feet along the southerly right-of-way of McNally Drive from the west right-of-way of Nolensville Pike; thence south 2 degrees 39 minutes west 241.82 feet to an iron pin in the northerly right-of-way of the property of Louisville and Nashville Railroad Company; thence, with said right-of-way line north 83 degrees 34 minutes 45 seconds west 70.56 FEET to a point; the beginning of a curve to the left; thence continuing with the northerly right-of-way line of Louisville and Nashville Railroad Company and said curve having a radius of 2914.93 feet a delta of 4 degrees 05 minutes 51 seconds and a tangent of 104.27 feet a distance of 208.46 feet to an iron pin; thence leaving right-of-way line of Louisville and Nashville Railroad Company north 2 degrees 39 minutes east 230.92 feet to an iron pin in the southerly margin of McNally Drive; thence south 87 degrees 21 minutes east 278.73 feet along said southerly margin of McNally Drive to the point of beginning and containing 65,347.1642 square feet or 1.5 acres, more or less.

Being the same property conveyed to Stephen F. Wood from W. A. Merrill, (William A. Merrill) by deed of record in Book 6936, page 19, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Recorded Plan or Record shows a 15 foot setback line from McNally Drive and a 16 foot easement for public utilities and drainage across the rear of said property.

3. An Easement for railroad or spur track purposes over the southerly 16 feet of the above-described tract immediately adjacent to and parallel to the northerly right-of-way of the property of the Louisville and Nashville Railroad Company as of record in Book 4245, page 870 and in Book 4337, page 900, Register's Office of Davidson County, Tennessee.

4. Deed of Trust dated July 31, 1986, securing the payment of an indebtedness evidenced by a Promissory Note in the amount of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00) payable to William A. Merrill of record in Book 6936, page 24, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of December, 1986.

Stephen F. Wood
STEPHEN F. WOOD

JOINDER OF SPOUSE

The undersigned as the legal spouse of Stephen F. Wood hereby joins in the execution of this instrument for the sole purpose of transferring and relinquishing any and all marital rights she may have, if any, in and to the property being conveyed hereby.

Nancy B. Wood
NANCY B. WOOD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty B. Midgett, a Notary Public, in and for said County and State, the within named Stephen F. Wood and wife, Nancy B. Wood, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of December, 1986.

Betty B. Midgett
Notary Public

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 7/5/89

72654
IDENTIFICATION REFERENCE
DEC 12 3 57 PM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

2350[illegible] .00- PAY
650.00 COTAX
.50 PRFEE
6.00 ADDL
CHECK 664.50-
67363127 12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72654

IDENTIFICATION REFERENCE

Dec 12 3 57 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22528