BOOK 7074 PAGE 421

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dale B. Underwood	SAME AS NEW OWNER	Map 33-15
799 New Campbell Rd.		Parcel 120
Madison, Tn. 37115	MORTGAGEE: Nellie B. Vick	11D-32390

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, NELLIE B. VICK, a single woman, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said DALE B. UNDERWOOD and wife, EMMA UNDERWOOD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15-A on the Plan of Green Forest, Section Two, as of record in Plan Book 4595, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William E. Vick and wife, Nellie B. Vick, by deed of record in Book 4676, page 145, Register's Office, Davidson County, Tennessee. The said William E. Vick died February, 1982, said property vests solely in Nellie B. Vick as surviving tenant by the entirety.

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

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State & County taxes, paid in full by Grantor without proration.

2. Plan in Book 4595, page 45, said Register's Office, shows Owner's Certificate, 80 foot setback line from New Campbell Road and 150 foot setback line from the southerly line of premises and 10 foot easement for utility and drainage along the

THIS INSTRUMENT PREPARED UNPON INFORMATION FURNISHED BY GRANTOR

northerly, southerly and westerly lines of said lot and 24 foot utility easement across the middle of said lot.

3. Council Bill No. 68-432 for the closing of Old Campbell Road provides the following provisions:
That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies, operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and partrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidential thereto that in the event there is proposed any construction over and above said existing utilities that said construction shall be done in accordance with the requirements and approval of the Director of Public Works and/or Director of the Department of Water and Sewerage Services.

4. Restrictive covenants contained in an instrument of record in Book 3889, page 383, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 15th day of December, 1986.

Nellie B. Vick
NELLIE B. VICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NELLIE B. VICK, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 15th day of December, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Emma Underwood
Affiant

Sworn to and subscribed before me, this the 15th day of December, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

NOTARY PUBLIC AT LARGE

7 4 6 1 9

IDENTIFICATION REFERENCE

Dec 19 8 35 AM '86

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

060[illegible]. 3- CANT.
238.00 CSTAX
.50 PRFE
9.00 WDTX
CHECK 247.50
0905×12/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 4 6 1 9

IDENTIFICATION REFERENCE

Dec 19 8 35 AM '86

No. 24718