THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $23,000.00.

Affiant

Subscribed and sworn to before this 7th day of January, 1991.

Notary Public

My Commission Expires: 4-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
RONALD E. UNDERWOOD P.O. Box 120591 Nashville, Tennessee 37212	SAME	MAP 83-1 PARCEL 250 27W 22095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND AND 00/100 DOLLARS, ($23,000.00) paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **PATRICIA ANN O'BRIEN, CONSERVATOR OF THE ESTATE OF GLADYS CHRISTINE NUNN**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RONALD E. UNDERWOOD, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Map of J.B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50.0 feet on the southerly side of Sharpe Avenue and runs back between lines 146.64 feet on the west line and 145.55 feet on the east line to an alley in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Gladys Nunn by deed from Eugene Bingham and wife, Mary J. Bingham, of record in Book 2154, page 39, Register's Office for Davidson County, Tennessee. By Order of the Probate Court for Wilson County, Tennessee, of record in Book 8274 , page 417 , Register's Office for Davidson County, Tennessee, Patricia Ann O'Brien was appointed Conservator of the person and property of Gladys Christine Nunn and by further Order of the Chancery Court for Wilson County, Tennessee, of record in Book 8274 , page 424 , and as amended by Order of record in Book 8274 ,page 420 , Register's Office for Davidson County, Tennessee, the said Patricia Ann O'Brien as Conservator was ordered to sell and convey subject property to Ronald E. Underwood.

GLADYS NUNN is one and the same person as GLADYS CHRISTINE NUNN.

This is improved property known as 1114 E. Sharpe Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple,

have a good right to convey it and the same is unencumbered, unless otherwise herein set out.

I do further covenant and bind my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, and under Grantor, but no further or otherwise. The warranties and covenants hereunder of PATRICIA ANN O'BRIEN as Conservator of the Estate of Gladys Christine Nunn, are made in as full and ample a manner as I can and should do in such capacity, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of January, 1991.

Patricia Ann O'Brien, Conservator

PATRICIA ANN O'BRIEN, Conservator
of the Estate of Gladys Christine
Nunn

5917 01/16 0101 03CHECK 82.90

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 PATRICIA ANN O'BRIEN, Conservator of the Estate of Gladys Christine Nunn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Conservator executed the within instrument for the purposes therein contained on behalf of the Estate of Gladys Christine Nunn.

Witness my hand and official seal this 7th day of January, 1991.

Notary Public

My Commission Expires:

1-5-94

STATE OF TENNESSEE NOTARY PUBLIC LARGE MATTS

86489

IDENTIF. REFERENCE

JAN 16 8:35 AM '91

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8276 PAGE 495

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	23000.00
CON TX	75.90
PRFEE	1.00
WDEED	6.00
TOTAL	82.90
CHECK	82.90

~~21/16/91 01 09:34 0001 5917~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 4 8 9

IDENTIF. REFERENCE

JAN 16 8 35 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 389776