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 $84,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August, 1991.

Notary Public

My Commission Expires: 4-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
CALVIN BRADFORD TILFORD & JOE W. WOODS 1201 Eastland Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-5 PARCEL 271 23W 11055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 DOLLARS ($84,000.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **RONALD E. UNDERWOOD, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CALVIN BRADFORD TILFORD, unmarried and JOE W. WOOD, unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 26 and 37 and part of Lot No. 27 in Edgewood, of record in Plat Book 421, page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Ronald E. Underwood, unmarried, by deed from Thomas M. Firestone and wife, Karen B. Firestone, of record in Book 8268, page 91, Register's Office for Davidson County, Tennessee.

This is improved property known as 1201 Eastland Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the Plans of Bransford Realty Company's Subdivision of Lots Nos. 26 and 37, and Edgewood of record in Book 421, page 49, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of August, 1991.

Ronald E. Underwood
RONALD E. UNDERWOOD

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

Witness my hand and official seal this 30th day of August, 1991.

Notary Public

My Commission Expires:

2-12-94

4407

SEP 4 9 36 AM '91

7532 09/04 0101 03CHECK 317.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8434 PAGE 585

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

CAMT 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 6.00
TOTAL 317.80
CHECK 317.80

09/04/91 01 08:38 0001 753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44077

IDENTIFICATION

SEP 4 8 36 AM '91

No. 455823