THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2000 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $78,900.00.

James Barnett
Affiant

Subscribed and sworn to before me this 13th day of April, 1992.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JAMES BARNETT and JEFFREY RUCKER 1200 Forrest Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-9 PARCEL 118 18W 01685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND NINE HUNDRED AND 00/100 ($78,900.00) DOLLARS, 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 **JAMES BARNETT and JEFFREY RUCKER, both 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. 30 of Block No. 2 on the Plan of Andrew Allison's Addition to East Nashville, as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50.0 feet on the southerly side of Forrest Avenue and extends back between parallel lines with the easterly margin of 12th Street, 160.0 feet to an alley.

BEING the same property conveyed to Ronald E. Underwood by deed from BLC Investment, Inc., a Tennessee corporation, of record in Book 8193, page 206, Register's Office for Davidson County, Tennessee.

This is improved property known as 1200 Forrest 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 shown on the Plan of Andrew Allison's Addition to East

Nashville, of record in Book 161, page 74, 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 13th day of April, 1992.

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 13th day of April, 1992.

Notary Public

My Commission Expires:

10-23-94

U0818

IDENTIFICATION REFERENCE

APR 13 8 24 AM '92

DAVIDSON COUNTY, TN

9568 04/13 0101 03CHECK 298.93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8599 PAGE 71

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 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 6.00
TOTAL 298.93
CHECK 298.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/72 01 08:25 0001 9568

00818

IDENTIFICATION REFERENCE

APR 13 8 25 AM '72

DAVIDSON COUNTY, TN

No. 520434