BOOK 8727 PAGE 943

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

5863 09/11 0101 03CHECK 105.50

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James Brandon Underwood, et ux 1625 Moores Court Brentwood, Tn. 37027	Same as New Owner	Map 187 Parcel 82 I.D.#5D 63668

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, HIRAM E. STAGGS and wife, HEIDI M. STAGGS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES BRANDON UNDERWOOD and wife, KELLY ANN 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:

Tract No. 4 in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor, (License No. 669) dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Book 102, page 209, R.O.W.C.) thence leaving said road N 4 deg. 53' E 1385.17' to a pin on the easterly margin of a 50' wide private road being the SE corner of this tract; and thence the beginning of this survey; N 85 deg. 07' W 636.79' to a pin in fence line being the SW corner of this tract; thence N 4 deg. 50' E 180.13' to a pin by corner post; thence N 5 deg. 06' 49" E 504.78' to a pin in the center line of a 50' wide private road being the NW corner of this tract; thence S 84 deg. 11' 13" E 645.8' to a pin in the center line of a 50' wide private road being the NE corner of this tract; thence S 5 deg. 10' W 335.62' to a pin by a 12" stump in fence line; S 57 deg. 34' W 10.7' to a pin by corner post; and S 4 deg. 53' W 332.33' to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 50' wide in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, Page

499, R.O.W.C., TN, and by separate instrument of record in Book 6444, page 172, R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

Being the same property conveyed to Hiram E. Staggs and wife, Heidi M. Staggs by Deed from Ronald S. Nunn, Trustee, of record in Book 6449, page 549, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED from this conveyance is the following described tract or parcel of land:

Property located in the 5th Civil District of Davidson County, Tennessee and being the southern portion of parcel #82 on the tax map #187; bounded on the south by W. A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R. H. Kester, Deed Book 6875, page 70; on the north by remaining property of Hiram E. Staggs and wife, and on the east by C.W. Fann, Deed Book 102, page 209, as recorded in Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Fann Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N-85 deg. 07' 00"-W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N-4 deg. 50' 00"-E, 180.13' to an existing iron pin at a fence corner; thence N-5 deg. 06'49"-E 166.04' to an iron pin the NW corner of this tract; thence S-84 deg. 22' 48"-E 644.13' to an iron pin the NE corner of this tract; thence S-57 deg. 34' 00"-W, 9.01' to an iron pin; thence S-4 deg. 53' 00"-W, 332.33' to an iron pin, the point of beginning and containing 5.00 acres, more or less, according to a survey by Gaylon W. Northcutt, Tennessee, R.L.S., No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

The foregoing described was prepared from an unrecorded survey by Robert E. Francis, Surveyor, (License No. 669) dated September 18, 1984, and revised November 20, 1984.

This is unimproved property known as: Lot 4, Fann Road, 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 GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are 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:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 6436, page 454, said Register's Office.

3. Subject to an Easement for ingress and egress 50' in width of record in Book

6436, page 461, said Register's Office.

4. Subject to an Easement for private roadway and 50' width ingress and egress of record in Book 6444, page 172, said Register's Office.

5. Subject to an Easement for overhead line to the Metropolitan Government of Nashville & Davidson County of record in Book 6769, page 192, said Register's Office.

6. Subject to a separate Land Owners Association of record in Book 6436, page 641 and in Book 6444, page 172, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our 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 our hands on this the 8th day of September, 1992.

"GRANTORS"

HIRAM E. STAGGS

HEIDI M. STAGGS

"GRANTEES"

JAMES BRANDON UNDERWOOD

KELLY ANN UNDERWOOD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HIRAM E. STAGGS and wife, HEIDI M. STAGGS, and JAMES BRANDON UNDERWOOD and wife, KELLY ANN UNDERWOOD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 8th day of September, 1992.

NOTARY PUBLIC

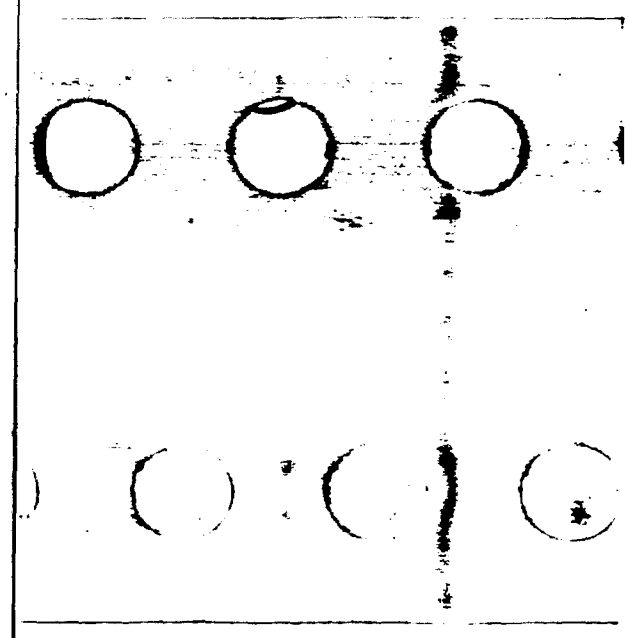
My Commission Expires: 12/29/93

4508.3

IDENTIFICATION REFERENCE

SEP 10 43 AM '92

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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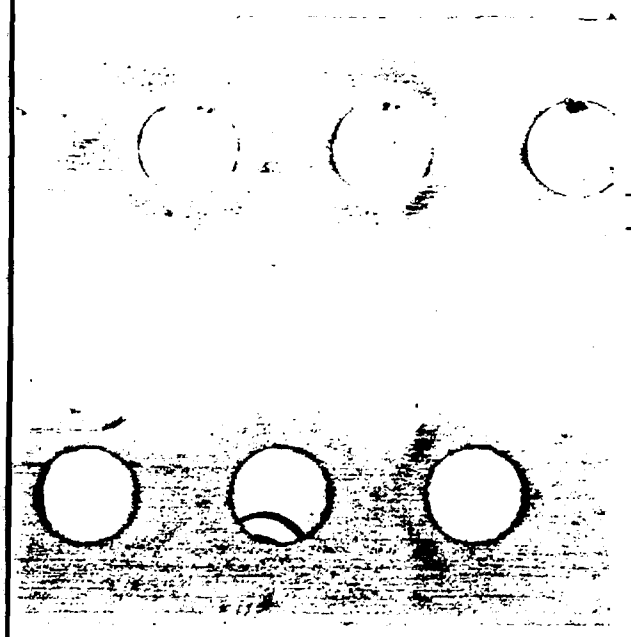
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
TOTAL	105.50
CHECK	105.50

09/11/92 01 10:44 0001 5863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



45083

IDENTIFICATION REFERENCE

SEP 11 10 43 AM '92

DAVIDSON COUNTY, TN

No. 569524