This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9628 PG 965

ADDRESS NEW OWNER:
Ed Underwood
P. O. Box 210349
Nashville, TN 37221

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 72-14
PARCEL 191/190
27W-25845
27W-25850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rick A. Fretter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ed Underwood, 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:

TRACT I - 1413 Douglas Avenue Map 72-14 Par. 191
BEING the southwesterly part of Lot No. 41 on the Plan of H. M. Doak's Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

BEGINNING on the northerly margin of Douglas Avenue and the corner of Lots Nos. 40 and 41; thence with the line between said two lots, N3°00'E, 200.3 feet to the southwest corner of the property conveyed to Ethel Hunter by deed from Mary E. Griffith, et al, of record in Book 2543, Page 482, said Register's Office; thence with said Hunter's southern boundary line N84°10'E, 51 feet, more or less, to a point in the western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon, by deed from Mary T. Harden et al, of record in Book 1417, Page 675, said Register's Office; thence with said Dillon's western boundary line southwardly 210 feet, more or less, to the northerly margin of Douglas Avenue; thence with the same westwardly 50 feet to the beginning.

BEING the same property conveyed to Rick Allan Fretter by deed from Patricia Lynn Light, Unmarried, of record in Book 5363, Page 33, Register's Office for Davidson County, Tennessee.

TRACT II - 1415 Douglas Avenue Map 72-14 Par. 190
BEING part of Lot 41 on the Map of H. M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described by a survey by John Kohl, dated August 6, 1976, as follows:

SAID part of Lot 41 fronts 110 feet on the northerly margin of Douglas Avenue and extends back 209 feet, more or less, on the westerly line and 232 feet, more or lesson the easterly line, which is the westerly margin of Chapel Avenue, to a line at the rear measuring 9.8 feet thereon.

BEING the same property conveyed to Rick A. Fretter by deed from Kurt E. Sawyer and wife, Anita J. Sawyer, of record in Book 6279, Page 869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rick A. Fretter and wife, Wendy E. Fretter, by deed from of record in Book 5363, Page 33, Register's Office for Davidson County, Tennessee.

This is the same description as in previous two deeds of record.

This conveyance subject to Codes Letters from Metropolitan Government for Nashville/Davidson County,

of record in Book 9355, Pages 44 and 46, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Rick A. Fretter and Rick Allen Fretter is one and the same person.

Wendy E. Fretter joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 1413/1415 Douglas Avenue, Nashville, TN 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 Ed Underwood, his heirs and assigns, forever; and we, Rick A. Fretter and wife, Wendy E. Fretter do covenant with the said Grantee that we are 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; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of March, 1995.

95 MAR 28 AM 10:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

45767
IDENTIF. & REFERENCE

Rick A. Fretter

Wendy E. Fretter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rick A. Fretter and wife, Wendy E. Fretter the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

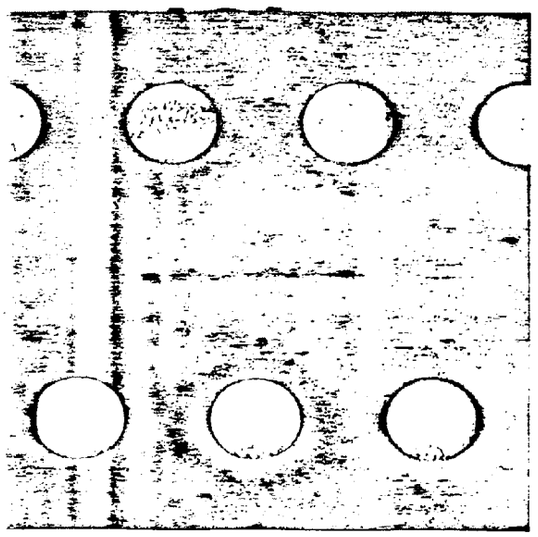
The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

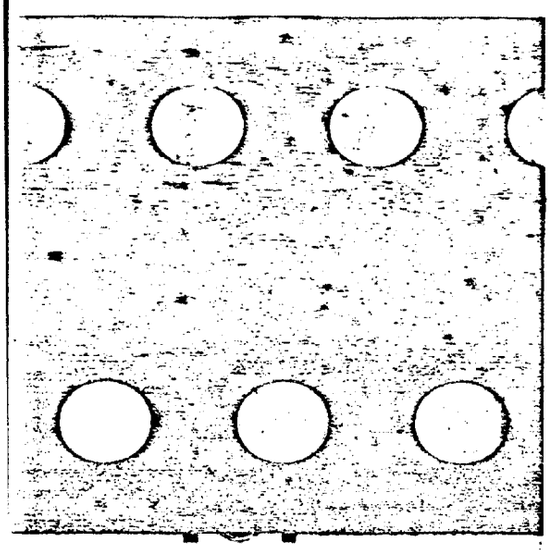
AFFIANT

Subscribed and sworn to before me this 24th day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

4513 03/28 1101 03CHECK 101.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9628 PG 967

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 8.00
TOTAL 101.50
CHECK 101.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/95 01 10:16 0001 4513

45767
IDENTIF. & REFERENCE

95 MAR 28 AM 10: 15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 894067