File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10040 PG 945

#13786

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
WILLIAM L. UNDERHILL (NAME)	NEW OWNER (NAME)	104-12-A
401 Bowling Avenue, #24 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20.00CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA71736

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BONNIE JONES MAXWELL WARNER , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. UNDERHILL AND WIFE, SANDRA G. UNDERHILL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 20 on the Plan of Section One Richmeade Place, as of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bonnie Jones Maxwell, unmarried by deed from A.A. Birch, Jr., unmarried of record in Book 6903, page 599, said Register's Office. The said Bonnie Jones Maxwell having since married.

This conveyance is made subject to: (1) 1996 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in book 4941, page 637, amended in Book 5036, page 338, and in Book 5213, page 945; (3) Charter of record in Book 4942, page 633; (4) All matters appearing on the Plan of record in Plat Book 4860, page 44, said Register's Office.

Harry M. Warner, spouse of Bonnie Jones Maxwell Warner, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Bonnie Jones Maxwell Warner.

96 MAY -6 AM 11:01

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 01788[illegible]

unimproved ( )
This is improved (XX) property, known as 401 Bowling Avenue, #24, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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 the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of May, 19 96.

Bonnie Jones Maxwell Warner
BONNIE JONES MAXWELL WARNER

Harry M. Warner
HARRY M. WARNER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BONNIE JONES MAXWELL WARNER AND HUSBAND, HARRY M. WARNER

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 1st day of May, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10040 PG 946

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BONNIE JONES MAXWELL WARNER

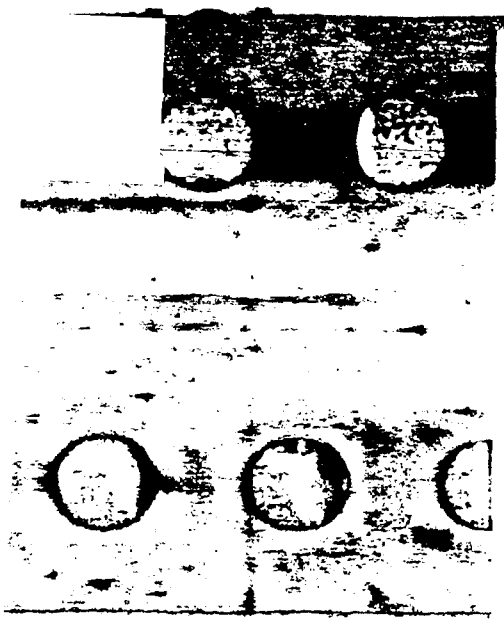
TO

WILLIAM L. UNDERHILL AND WIFE,
SANDRA G. UNDERHILL

3422 05/09 01:01 PMCHECK $63.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 947

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
				CAT
				149900.00
			CON TX	554.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	563.63
			CHECK	563.63
			05/06/95 01	11:05 0001 3452

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01178878
IDENTIF. # REFERENCE

95 MAY -6 AM 11:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1036471