This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

RETURN TO:
GREATER NASHVILLE TITLE CO.
223 Madison St., S. 102
Madison, TN 37115

EXECUTOR'S WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fred L. Allen and Juanita A. Saunders 510-512 Gallatin Road South Madison, Tennessee 37115	SAME AS NEW OWNER	42 - 16 166

FOR AND IN CONSIDERATION of the sum of ten and No/100 ($10.00) Dollars, cash in hand paid by Fred L. Allen and Juanita A. Saunders, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, J. Edwin Brown, Executor of the Will of Anna White Doolittle Underwood, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Fred L. Allen and Juanita A. Saunders, as joint tenants with right of survivorship, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, described according to a survey dated October 9, 1997, by R. L. Montoya Land Surveying, Tennessee R.L.S.N. 697, as follows:

Beginning at a point in the existing westerly margin of Gallatin Pike, said point being approximately 140 feet south from the center line of Madison Street, and the northeast corner of this tract; Thence along said west margin of Gallatin Pike South 24 degrees 32 minutes 14 seconds West 51.27 feet to a point; this being the southeast corner of this tract; Thence, leaving the west margin of Gallatin Pike along the south line of this tract North 72 degrees 12 minutes 03 seconds West 198.89 feet to a point; Thence, along the west line of this tract North 24 degrees 31 minutes 22 seconds East 51.37 feet to a point; Thence; along the north line of this tract South 72 degrees 12 minutes 03 seconds East 198.89 feet to the point of beginning, containing 10,137 square feet, 0.23 acres more or less.

Also a non-exclusive easement for ingress and egress to and from Madison Avenue as described in Agreement between Anna White Doolittle and Ray E. Garrett and wife of record in Book 2101, Page 286, Register's Office for Davidson County, as amended by Agreement between Anna White Doolittle and Morris Kornman and wife of record in Book 4208, Page 154, said Register's Office.

Part of said property being the same property conveyed to Mrs. Mary G. Doolittle by deed dated February 19, 1902 from D. L. Wood, of record in Book 268, Page 149, Register's Office for Davidson County, Tennessee. Part of said property being part of the same property conveyed to Mary Goodrich Doolittle by deed dated November 23, 1905 from L. S. Doolittle and wife, Mary G. Doolittle, of record in Book 326, Page 14, said Register's Office.

The said Mary Goodrich Doolittle, being the same person as the said Mary G. Doolittle, grantee in said deed of record in Book 268, Page 149, said Register's Office, died on October 21, 1942 and devised said properties to Anna White Doolittle, by Will recorded in Will Book 59, Page 184, County Clerk's Office for said County, subject to a life interest devised to E. R. Doolittle. The said E. R. Doolittle died on October 14, 1946.

Part of said property being part of the same property conveyed to the said E. R. Doolittle by deed dated August 11, 1900 from W. H. Woodruff and wife, T. A. Woodruff, of record in Book 252, Page 209, said Register's Office. The said E. R. Doolittle died on October 14, 1946 and devised said property to Anna White Doolittle by Will recorded in Will Book 61, Page 327, County Clerk's Office for said County.

The said Anna White Doolittle married Clinard S. Underwood and survived him as his widow. Anna White Doolittle Underwood, being the same person as Anna White Doolittle, died on February 25, 1997 and devised said property to certain devisees under her Will of record in Will Book A-11, Page 41, Probate Court Clerk's Office of Wilson County, Tennessee, a certified copy of which is of record in Book 10506, Pages 425-435, Register's Office of Davidson County, Tennessee, subject to authority given therein to her personal representative to sell and convey real property and to administer the same under the provisions of Tennessee Code Annotated §35-50-110.

This is improved property, known as 510-512 Gallatin Road South, Madison, Tennessee 37115.

This conveyance is subject to all visible easements and to the following:

1. Agreement for right of way and party wall between Anna White Doolittle and Ray E. Garrett and wife, of record in Book 2101, Page 286, Register's Office for Davidson County, as amended by agreement between Anna White Doolittle and Morris Kornman and wife, of record in Book 4208, Page 154, said Register's Office.

2. Grant of easement for utility purposes from Anna White Doolittle to First American National Bank, dated December 8, 1980, of record in Book 5691, Page 801, said Register's Office.

3. Easements for sanitary sewers and/or storm drainage to Davidson County, Tennessee, of record in Book 3368, Page 120, Book 3368, Page 125 and Book 3368, Page 128, Register's Office of Davidson County, Tennessee.

4. Right of way or easement to Nashville Gas Company of record in Book 2137, Page 323, Register's Office of Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4168, Page 955, Register's Office of said County.

6. Property taxes for 1997, which are prorated and assumed by Grantees.

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 I do covenant with the said GRANTEES that Anna White Doolittle Underwood was lawfully seized and possessed of said land in fee simple at the time of her death, that I, as such Executor, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I, as such Executor, do further covenant and bind myself, my successors and assigns, 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 claiming by or through me as such Executor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of October, 1997.

J. Edwin Brown, Executor
Under the Will of Anna White
Doolittle Underwood, Deceased

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 J. Edwin Brown, 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 as Executor under the Will of Anna White Doolittle Underwood, deceased.

Witness my hand and official seal at Davidson County, Tennessee this 21st day of October, 1997.

Diane L. Gregory
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 185,000.00.

Fred F Allen

Sworn to and subscribed before me this 21st day of October, 1997.

Diane L. Gregory
NOTARY PUBLIC

My Commission Expires: 5-23-98



0361776
IDENTIFICATION REFERENCE

97 OCT 23 AM 8:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2831 10/23 0101 03CHECK 697-50

wpdocs\Ellis\Underwood\Warranty Deed

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10655 PG 266

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL 697.50
CHECK 697.50

10/23/97 01 08:47 0001 2831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0361776
IDENTIFICATION REFERENCE

97 OCT 23 AM 8:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212099