PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41489
Dav. Co. File: Box 8

Instr:200003160026887 Page: 1 OF 3
REC'D FOR REC 03/16/2000 9:39:50AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1369.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brendt D. Coker Paige Coker 3637 Valley Vista Road Nashville, TN 37205	SunTrust Bank 201 Fourth Ave North/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-13-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 370000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Camille P. Underwood and James Edward Underwood,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brendt D. Coker, and spouse, Paige Coker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Resubdivision of Lot Nos. 2, 3, 4 & 7, Bellwood of record in Plat Book 9700, pages 646, Register's Office for said County.

SAID Lot No. 7 fronts 77.01 feet on the southerly margin of Valley Vista Road and extends back 149.78 feet on the easterly line and 173.01 feet on the broken westerly line to a dead line in the rear, measuring 32 feet thereon.

BEING the same property conveyed to ACU II, LLC, by deed from Perryman Construction Co., Inc., a Tennessee Corporation of record in Book 10928, page 4, said Register's Office. The said ACU II, LLC filed a Notice of Dissolution of record by instrument number 199912290308474, and Articles of Termination of record in instrument number 199912290308477. Camille P. Underwood and James Edward Underwood being all of the members of the said ACU II, LLC.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 646, said Register's Office, which Plan shows a minimum setback line to be determined by Metro Zoning Ordinance and 15 foot easement for utility along the northerly front line(s) and a 10 foot easement for public utility purposes along the southerly rear line of said lot.

This conveyance is together with an appurtenant easement of even date herewith for an existing encroachment of this property's driveway onto the northweasterly corner of adjoining Lot No. 8, said easement having been granted by Neil Preston Lentz and spouse, Mary Ann Lentz, to Grantor, which Grant of Appurtenant Easement is being recorded contemporaneously herewith.

This instrument is executed on behalf of Camille P. Underwood by James Edward Underwood as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument

and incorporated herein by reference.

This is improved property, known as: 3637 Valley Vista Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2000.

James Edward Underwood

Camille P. Underwood, By: James Edward Underwood, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of March, 2000, before me the undersigned authority, personally appeared **James Edward Underwood**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 370000.00

Affiant

Sworn and subscribed before me on the 14th day of March, 2000.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **James Edward Underwood**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Camille P. Underwood**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: ACU II, LLC, Camille P. Underwood and James Edward Underwood

TO: Brendt D. Coker

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

James Edward Underwood, Affiant

Sworn to and subscribed before me this
14th day of March, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000