Box 21-A

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 04/18/01 16:05 4pgs
Fees:19.00 Taxes:88.80
20010418-0038578

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Ed Underwood P.O. Box 210349 Nashville, TN 37221	SAME	Map: 091-16-0 Parcel: 308.00

WHEREAS, Marvin Crutcher died intestate on August 24, 1999; and

WHEREAS, the heirs of the Estate of Marvin Crutcher are Dorothy Elaine Ingram, Myrna LaGail Brenner, Lisa Marie Crutcher and Marvin Todd Crutcher; and

WHEREAS, the Estate has been probated and Dorothy Elaine Ingram and Marvin Todd Crutcher have been appointed as co-administrators of the Estate of Marvin Crutcher by Probate Case No. 00P1001.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOROTHY ELAINE INGRAM, MARVIN TODD CRUTCHER, MYRNA LaGAIL BRENNER and LISA MARIE CRUTCHER, the sole Heirs of Marvin Crutcher (the "Grantor") have bargained and sold, and by these presents does transfer and convey unto ED UNDERWOOD ("Grantee"), his successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 of Block No. 10 in Charlotte Park Company's Second Addition as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 50 feet on the northerly side of Park Avenue, formerly 1st Avenue, and extends back between parallel lines 150 feet to an alley and measuring 50 feet thereon.
>
> Being the same property conveyed to Marvin Crutcher and wife, Dorothy Taylor Crutcher, by Deed of Record in Book 2104, page 7, Register's Office for Davidson County, Tennessee. Dorothy Taylor Crutcher having died intestate on November 20, 1992. Marvin Crutcher having died intestate on August 24, 1999.
>
> This is property known as 3910 Park Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions of record. And Grantor does further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

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 our hands this 4th day of April, 2001.

THE HEIRS OF MARVIN CRUTCHER

DOROTHY ELAINE INGRAM

MYRNA LaGAIL BRENNER

LISA MARIE CRUTCHER

MARVIN TODD CRUTCHER

THE ESTATE OF MARVIN CRUTCHER

BY: _____
DOROTHY ELAINE INGRAM

TITLE: Co-Administrator

BY: _____
MARVIN TODD CRUTCHER

TITLE: Co-Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dorothy Elaine Ingram, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of April, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Myrna LaGail Brenner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lisa Marie Crutcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marvin Todd Crutcher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dorothy Elaine Ingram, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Administrator of the Estate of Marvin Crutcher, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marvin Todd Crutcher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Administrator of the Estate of Marvin Crutcher, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $24,000.00.

Affiant

Subscribed and sworn before me this 4th day of April, 2001.

NOTARY PUBLIC

My Commission Expires: 5/28/03