WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
'LLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/20/02 08:38 2pgs
Fees:13.00 Taxes:510.60

20020520-0061035

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2005~~ 5-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Andrew Johnson (NAME)	Union Planters Bank (NAME)	72-14 #190.00
1415 Douglas Avenue (ADDRESS)	P.O. Box 2926 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James Edward Underwood, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Andrew Johnson and wife, Allyson Adams Johnson

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

Tract II- 1415 Douglas Avenue Map 72-14 Par. 190
Being part of Lot No. 41 on the map pf H. M Doaks Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, described by a survey by John Kolh. 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 part of the same property conveyed to ACUI, LLC by deed from Ed Underwood, of record in Book 9947, page 875, said Register's Office. Subsequently ACUI,LLC having be dissolved and title having vested in James Edward Underwood as successor in interest to all assets of said LLC by Instruments of record in Instrument No. 19912290308475 and Instrument No. 19991229-0308476, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

And I, Camille Underwood, wife of James Edward Underwood, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

Grantor herein retains a 15-foot wide easement for ingress and egress across the rear portion of the property herein conveyed. Said easement runs from Chapel Avenue in a westerly direction across the rear of said property to the westerly property line of this property. Said easement runs parallel to the rear property line of the property herein conveyed with the north boundary line of the easement being approximately 5 feet south of the northerly boundary line of the property herein conveyed.

unimproved ( )
This is improved (X) property, known as 1415 Douglas Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 and representatives, 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 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.

Witness my hand this 14th day of May 2002

James Edward Underwood

Camille Underwood

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Underwood and wife, Camille Underwood

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. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2002.

Commission expires April 23, 2005

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public