BOX 50-B

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

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $213,400.00.

Affiant

Subscribed and sworn to before me, This 10th day of March, 2005

Notary Public

My Commission Expires: 7-19-08

Davidson County DEEDWARR
Recvd: 03/11/05 12:04 2 pgs
Fees:13.00 Taxes:789.58
20050311-0027224

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Jon B. Sheridon 2501 Natchez Trace Nashville, TN 37212	UNION PLANTERS BANK, N.A. d/b/a REGIONS MORTGAGE DEPT. 2520 P.O.BOX 2153 BIRMINGHAM, AL 35287-2520	104-15-7

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sandra E. Underwood, a single woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jon B. Sheridon and wife, Michelle R. Sheridon hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the southwesterly part of Lot No. 75, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 75 Beginning at a point in the westerly margin of 28th Avenue South or Natchez Trace, said point being 80 feet southerly from the northeasterly corner of said lot; thence with the westerly margin of 28th Avenue South or Natchez Trace, in a southerly direction, 59 feet to the northeasterly corner of Lot No. 74 on said plan; thence westerly with the line between Lot Nos. 74 and 75, 210 feet to an alley; thence with the easterly margin of said alley in a northerly direction, 10 feet to another alley; thence in a northeasterly direction with the southerly line of the last mentioned alley, 56 feet, more or less to a point; thence with the line between the property now owned by Jernigan, in a generally easterly direction, 161 feet to the point of beginning.

Being the same property conveyed to Sandra E. Underwood, a single woman by deed of record in Book 11398, Page 611, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2501 Natchez Trace Nashville, TN 37212

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of March, 2005

Sandra E. Underwood
Sandra E. Underwood

STATE OF Tennessee
COUNTY OF Davidson

Before me, Laura Shoun, a Notary Public in and for the said County and State, personally appeared Sandra E. Underwood, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Nashville, Tennessee this 10th day of March, 2005.

Laura Shoun
Notary Public

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON TENN