SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

James E. Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF JUNE, 2005.

NOTARY PUBLIC

My commission expires: 05.19.07

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
File No. 20608

Davidson County DEEDWARR
Recvd: 06/24/05 12:29 3 pgs
Fees:18.00 Taxes:1480.00
20050624-0072926

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James E. Underwood P.O. Box 210349 Nashville, TN 37221	SAME	93-10-436 (Tract I) & 93-10-437 (Tract II)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Somers Randolph, married **"Grantor",** has bargained and sold, and by these presents does transfer and convey unto James E. Underwood, married, **"Grantee",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of the College Campus Lots, not of record, and being more particularly described according to a survey prepared by H & H Land Surveying Inc., dated March 10, 2005, Job No. 2005-152, James G. Terry, Tenn. R.L.S., No. 2887, and proceeding as follows:

Beginning at a chain link corner post on the easterly margin of Fourth Avenue South (formerly Cherry Street), as widened, 156 feet, more or less, southwardly of the southerly margin of Franklin Street; thence

1. Eastwardly and parallel with said Franklin Street, North 63 deg. 06 min. 20 sec. East, 146.38 feet to a P.K. Nail (new) in the westerly margin of Almond Street (formerly Hume or Thomas Street); thence

2. With Almond Street, South 26 deg. 58 min. 49 sec. East, 25.00 feet to a P.K. Nail (new); thence

3. South 63 deg. 06 min. 20 sec. West 146.38 feet to the westerly margin of said Fourth Avenue South; thence

4. With said margin of Fourth Avenue South, North 26 deg. 58 min. 49 sec. West 25.00 feet to the point of beginning, containing 3,660 square feet or 0.084 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, being Lots Nos. 52 and 53 on the Plan of The College Campus Lots, not of record, being more particularly described according to a survey prepared by H & H Land Surveying Inc., dated March 10, 2005, Job No. 2005-152, James G. Terry, Tenn. R.L.S. No. 2887, and proceeding as follows:

Beginning at a P.K. Nail (new) on the easterly margin of Fourth Avenue South (formerly Cherry Street, as widened, 106 feet, more or less, southwardly from the southerly margin of Franklin Street; thence

1. Eastwardly and parallel with said Franklin Street, North 63 deg. 06 min. 20 sec. East, 146.38 feet to a P.K. Nail (new) on the westerly margin of Almond Street (formerly Hume or Thomas Street); thence

2. With said Almond Street, South 26 deg. 58 min. 49 sec. East, 50.00 feet to a P.K. Nail (new); thence

3. South 63 deg. 06 min. 20 sec. West, 146.38 feet to the easterly margin of said Fourth Avenue South; thence

4. With said margin, North 26 deg. 58 min. 49 sec. West, 50.00 feet to the point of beginning, containing 7,319 square feet, or 0.168 acres, more or less.

Being the same property conveyed to Somers Randolph by Deed from T. J. Neal of record in Book 8400, page 776, in the Register's Office for Davidson County, Tennessee, and that portion of Almond Street, formerly Hume or Thomas Street, as abandoned by Metro City Council, Council Bill No. 69-720.

This is not the usual place of residence of the Grantor herein.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County Taxes and assessments for 2005, which have been prorated by the parties and will be assumed by Grantee;
2. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee;
3. Subject to easements retained by the Metropolitan Government of Nashville and Davidson County over and across a portion of Almond Street abandoned by Metro City Council, Council Bill No. 69-720, now a part of the subject land as shown on Survey by H & H Land Surveying, Inc., Job No. 2005-152, James G. Terry, Tenn. R.L.S. No. 2887, dated March 10, 2005;
4. Any and all zoning regulations, setback lines, if any, easements and rights of way for public utilities that may be applicable to this property.

This property is also known as improved property known as 410-412 4th Avenue South, Nashville, Davidson County, Tennessee.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 claiming by or through GRANTOR, but not further or otherwise. 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 its hand this 17th day of June, 2005.

Somers Randolph

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **SOMERS RANDOLPH** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~NOTARY PUBLIC~~
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

F:\Bobbie\Specwd-Albamont