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Davidson County DEEDWARR
Recvd: 07/18/05 14:19 3 pgs
Fees:18.00 Taxes:703.00
20050718-0083218

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 155-34

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Decision One Mortgage	RONALD B. WAMBAUGH	Decision One Mortgage
6060 J.A. Jones Drive Ste 1000	8528 Lewis Road	
Charlotte, NC 28287	Nashville, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES EDWARD UNDERWOOD and wife, CAMILLE P. UNDERWOOD, have bargained and sold and by these presents do transfer and convey unto RONALD B. WAMBAUGH, an unmarried man, his heirs and assigns forever, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Williamson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with Grantee assuming responsibility for payment of the same.

2. Subject to easement for Lewis Road, which lies on and across the subject property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 14th day of July, 2005.

JAMES EDWARD UNDERWOOD

CAMILLE P. UNDERWOOD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES EDWARD UNDERWOOD and CAMILLE P. UNDERWOOD, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 14th day of July, 2005.

My Commission Expires: July 20, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $190,000.00.

Affiant

Sworn to and subscribed before me on this 14th day of July, 2005.

My Commission Expires: July 20, 2008

Notary Public

Exhibit A

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
A part of land in 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by S.H. Hutchison, Surveyor, dated November 22, 1954 as follows:**

Beginning at a point in the Lewis Road; thence North 87 degrees to a large beech; thence South 2 degrees West 46 poles to a sour wood: thence North 87 degrees West 4 poles to a stake; thence south 2 degrees West 40 to a stake; thence South 85 degrees East 32 poles to a hickory pointer; thence North 4 degrees East to the center of the Lewis road in the line of Pasque Colored Scholl property; thence along the center of said road to the point of beginning, the same being 17 acres more or less.

INCLUDED IN THE FOREGOING TRACT 3 DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain tract of land previously conveyed to Herbert York and wife, Sue York dated August 7, 1965, and filed for record in Book 3940, page 79, Register's Office for Davidson County, Tennessee, being described as follows: Land being in the 9th Civil District, on the northwest corner of Herbert York's small tract, recorded in Book 3029, page 169, and running south 15 degrees west 50 degrees west 50 feet to the southwest corner of said tract; thence south 54 degrees east 100 feet to the center of Lewis Road; thence with the center of Lewis Road south 17.8 feet; thence north 59 degrees 30 minutes west 171 feet to a stake; thence north 12 degrees east 115.5 feet to a stake in York's line: thence with said line south 54 degrees east 133 feet to the beginning, containing .24 of an acre, more or less.

ALSO INCLUDED IN THE FOREGOING TRACT 3 DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain tract of land previously conveyed to Herbert York and wife, Sue York by deed dated April 14, 1960, and filed for record in Book 2907, page 359 and a Deed of Correction filed in Book 4788, page 344, Register's Office for Davidson County, Tennessee, and described as follows: A part of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described according to a survey by Roy Brantley, Jr. dated April 22, 1959, as follows: Beginning at an iron pin in the center of Lewis Road thence North 54 degrees West 468 feet to a stake, thence North 2 degrees 30 minutes West 328 feet to a 30 inch Beech tree, thence North 87 degrees East 840 feet to an iron pin in the center of Lewis Road, thence South 46 degrees 45 minutes West along the meander of said Lewis Road 735 feet to the point of beginning, the same being 6.34 acres, more or less.

ALSO INCLUDED IN THE FOREGOING TRACT 3 DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONYEYANCE is that certain tract of land previously conveyed to Herman T. Claxton by deed dated January 20, 1959, and filed for record in Book 2921, page 611, Register's Office for Davidson County, Tennessee, and described as follows: A parcel of land in the 9th Civil District of Davidson County, Tennessee near the Lewis Road and being a portion of a 17 acre tract of record in Book 2901, page 91, RODC, Tennessee. Surveyed by S.H. Hutchison 6-18-1959 as follows: Beginning at a stake the southwest corner of Homer Roberts 17 acre tract in north line of H.T. Claxton's 104.5 acre tract. Thence south 85 degrees east 488.5 feet to a stake with White Oaks and Black Rum pointers; Thence north 4 degrees west 411 feet more or less to a point in center of the road leading to Dave Redd's house; Thence with said road as follows: north 81 degrees west 132 feet; south 88 degrees west 70.5 feet; south 59 degrees west 165 feet; south 88 degrees west 150 feet to a point in Tom Lewis east line, stake in line on south margin of road; Thence with said line south 3 degrees west 300 feet more or less to a point of beginning, containing 4.40 acres, more or less.

ALSO INCLUDED IN THE FOREGOING TRACT 3 DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain tract of land previously conveyed to Herbert York and wife, Sue York deed dated November 30, 1959, and filed for record in Book 3029, page 169, Register's Office for Davidson County, Tennessee, and described as follows; Being in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, and described as follows: Beginning at an iron pin in the center of Lewis Road, same being Herbert York's southwest corner, running thence north 54 degrees W 100 feet to a point in York's west line, thence west 50 feet to a point; thence South 54 degrees east 100 feet to the center of Lewis Road, thence with the center of Lewis Road 50 feet to the beginning.

Being the same property conveyed to James Edward Underwood and wife, Camille P. Underwood by deed dated June 18, 2002 from Lizzie B. Roberts, unmarried of record in Instrument No. 20020619-0074333, Register's Office for Davidson County, Tennessee.