NAME AND ADDRESS OF NEW OWNERS:
Robert E. Stall and Jeanne R. Stall
2407 Woodberry Drive
Nashville, Tn 37214

THIS INSTRUMENT PREPARED BY:
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Road, Ste 100
Mt. Juliet, Tn 37122
File No. [redacted]2402

SEND TAX BILLS TO:
American Home Mortgage
538 Broadhollow Road
Melville, NY 11747

Davidson County DEEDWARR
Recvd: 11/14/05 14:15 4 pgs
Fees:23.00 Taxes:444.00
20051114-0137365

WARRANTY DEED

WITH EXECUTORS QUITCLAIM

(Map 95-11-0 Parcel 155.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, James T. Underwood, Pamela Van Russell, Paula Ann Underwood and Samuel Robert Underwood, Jr., have bargained and sold and do hereby transfer and convey unto Robert E. Stall and wife, Jeanne R. Stall, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2005 real property taxes which will be paid at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, James T. Underwood as executor of the estate of Regina F. Underwood, hereby quitclaims any and all interest which the estate may have the herein described property to the said Grantee.

WITNESS MY HAND AND SIGNATURE on this the 11th day of November, 2005.

THE ESTATE OF Regina F. Underwood

BY: _____
James T. Underwood, Executor

_____
James T. Underwood, Individually

_____
Pamela Van Russell

_____
Paula Ann Underwood

_____
Samuel Robert Underwood, Jr. by
Pamela Van Russell, his Attorney in Fact

STATE OF TENNESSEE)
:ss
COUNTY OF WILSON)

On this the 11TH day of November, 2005, before me personally appeared James T. Underwood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the executor of the Estate of Regina F. Underwood, as evidenced in File #05P-1481, Probate Court of Davidson County, Tennessee, and that he, as executor of said estate, acknowledges that he executed the foregoing instrument on behalf of the estate for the purposes therein contained.

WITNESS MY HAND, at office, this 11th day of November, 2005.

My Commission Expires:

6-22-09

_____
NOTARY PUBLIC

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
:ss
COUNTY OF WILSON)

On this the 11TH day of November, 2005, before me personally appeared Pamela Van Russell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of Samuel Robert Underwood, Jr. and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, at office, this 11th day of November, 2005.

My Commission Expires:

6-22-09

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paula Ann Underwood, 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 office this 11th day of November, 2005.

Notary Public

My commission expires:

6-22-09

STATE OF TENNESSEE)
:ss
COUNTY OF WILSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of November, 2005

My Commission Expires:

6-22-09

NOTARY PUBLIC

File No.: 250802402

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 42, on the Plan of Merry Oaks, Section II, as shown by plat appearing of record in Plat Book 2133, Page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert O. Underwood and wife, Regina F. Underwood by Warranty Deed dated September 10, 1966 of record in Book 4072, Page 645, Register's Office for Davidson County, Tennessee. The said Robert O. Underwood died on 7/14/97, leaving Regina F. Underwood the sole surviving tenant by the entirety. The said Regina F. Underwood died testate on September 11, 2005, devising subject property to Sam Underwood and James T. Underwood as evidenced in File #05P-1481, on the Clerk's Office for the Probate Court of Davidson County, Tennessee. Sam Underwood died intestate on 4-10-2003, leaving Pamela Van Russell, Paula Ann Underwood and Samuel Robert Underwood, Jr. his sole heirs at law.