This Instrument Prepared By:
M. T. Taylor, Jr.- Attorney at Law
339 Main Street
Franklin, TN. 37064

Davidson County DEEDWARR
Recvd: 06/26/06 09:14 3 pgs
Fees:18.00 Taxes:370.00
20060626-0075654

NEW OWNER(S):
Michael Gregory Underwood
Melese B. Underwood
5110 Dale Ewing Lane
Franklin, TN 37064

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
177-00-0-003.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dennis A. Gore, Jr. and wife, Edwina E. Gore**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Michael Gregory Underwood and wife, Melese B. Underwood**, hereinafter called the Grantee(s), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached – Exhibit "A" – Legal Description

Being a part of the same property conveyed to Dennis A. Gore, Jr. and wife, Edwina E. Gore by Warranty Deed from Willie Linton McPherson dated December 29, 1972, of record in Deed Book 4670, page 158, Register's Office for 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(s), their heirs and assigns, forever;

AND WE DO COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following conditions and restrictions:

1) Map & Parcel: 177-00-0-003.00 (7.82 A+/- Old Harding Rd., Davidson County, Tennessee)
   a) The 2005 Davidson County property taxes have been paid in full in the amount of $2,079.63 Dollars on 02-16-06. (This tax amount is for the entire tract of property. This transfer is for 7.82 A+/-, being only a portion of same.)

   b) The 2006 Davidson County property taxes are a lien but are not yet due and payable, and same will be prorated as of the date of this transfer. The amount calculated at this time has been given to Grantor to pay when they become due in October of 2006.

2) Grantor will pay any and all rollback taxes assessed after this sale/transfer.

3) Subject to any and all building and zoning regulations of City, County and State.

4) Restrictive Covenants of record in Book 5185, page 614, R.O.D.C., TN.

5) Right-of-Way of record in Book 548, page 242, R.O.D.C., TN.

6) Subject to such facts as an accurate survey might reveal.

7) Any and all visible easements on and across subject property.

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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This (✓) unimproved ( ) improved property is known as:

7.82 A+/- on Old Harding Road, Davidson County, Tennessee.

WITNESS our hands this 23rd day of June, 2006.

Dennis A. Gore Jr.
Dennis A. Gore, Jr.

Edwina E. Gore
Edwina E. Gore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Dennis A. Gore, Jr. et ux Edwina E. Gore** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 23rd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 10-29-06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00 Dollars.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 23rd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 10-29-06

EXHIBIT "A" – LEGAL DESCRIPTION

DENNIS A. GORE, JR. ET UX
7.82 ACRES ON OLD HARDING ROAD

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177, ASSESSOR'S OFFICE AND BEING A PORTION OF PARCEL 3, LYING WHOLLY WITHIN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD HARDING ROAD ON THE WEST; H.O. KING HEIRS ON THE NORTH; DENNIS A. GORE, JR REMAINDER ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EAST SIDE OF OLD HARDING ROAD (25' FROM THE CENTER) IN THE SOUTH FENCE LINE OF H.O. KING HEIRS (REF. DEED BOOK 1072 PAGE 330 R.O.D.C.), THENCE LEAVING OLD HARDING ROAD AND WITH KING'S SOUTH LINE S25°26'55"E 722.00' TO AN IRON PIN SET AT A FENCE INTERSECTION; THENCE LEAVING KING AND WITH 8 NEW LINES RUNNING WITH AN EXISTING FENCE S51°40'47"W 157.08' TO AN IRON PIN SET IN THE FENCE; THENCE S60°16'26"W 117.95' TO AN IRON PIN SET IN THE FENCE; THENCE S75°55'27"W 79.07' TO AN IRON PIN SET IN THE FENCE; THENCE N88°16'51"W 222.63' TO AN IRON PIN SET IN THE FENCE; THENCE N85°13'54"W 175.69' TO AN IRON PIN SET IN THE FENCE; THENCE N55°00'51"W 13.34' TO AN IRON PIN SET IN THE FENCE; THENCE N04°59'50"W 140.06' TO AN IRON PIN SET IN THE FENCE; THENCE N13°17'44"E 45.10' TO AN IRON PIN SET ON THE EAST SIDE OF OLD HARDING ROAD (25' FROM THE CENTER); THENCE WITH THE SOUTH SIDE OF OLD HARDING ROAD N33°12'54"E 734.75' TO THE POINT OF BEGINNING, CONTAINING 7.82 ACRES, MORE OR LESS, AND BEING A PORTION OF DENNIS A. GORE, JR. ET UX PROPERTY AS RECORDED IN DEED BOOK 4670 PAGE 158 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 13, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.