PICK-UP

Prepared by: John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, TN., 37214, Sup. Ct. # 2343
(From Unverified Information Supplied by Grantee)

WARRANTY DEED

From:	Michael D. Stewart, a widower
To:	Carol G. Anderson
Address:	536 Rivercrest Cove, Nashville TN 37214

Instr:200002080012999 Page: 1 OF 1
REC'D FOR REC 02/08/2000 1:47:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $66.60

Send Tax Bills To: Same

Map # 62-5 Parcel 34, Field Book #3DZ-51636

State of Tennessee
Davidson County

The actual consideration or value, whichever is greater, for this transfer is: $18,000.00

Affiant

Sworn to and subscribed before me on12/17/1999

Notary Public

My Commission Expires 3/24/2001

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand ($18,000.00) Dollars, cash paid this day to Grantor Michael D. Stewart, a widower, by Grantee, Carol G. Anderson, Grantor has this day bargained & sold, and does hereby transfer & convey unto Grantee certain real property in Davidson County Tennessee, being:

A two thirds undivided interest in Lot 77 on the Plan of Riverview Subdivision of record in Book 547 page 93, 94 & 95 Register's Office For Davidson County Tennessee, to which plat reference is hereby made for a more particular description;

Being the same real property conveyed, a one third undivided interest to Carol G. Anderson, a one third undivided interest to Mary Beth Anderson Stewart and a one third undivided interest to Michael D. Stewart, by a Warranty Deed of record in **Book 7070 Page 351, R.O.D.C.**, from Jim Stevens, as to his 1/2 undivided interest in the same; and by Ben H. Watson and wife, Laura S. Watson, as to the other 1/2 undivided interest in the same. Mary Beth Anderson Stewart (the wife of Grantor) died childless on 10/28/95, survived by Grantor as her sole heir at law; and additionally she left a will of record in **Will Book 202, page 72**, Probate Court Clerk's Office for Davidson County Tennessee, in which she, as "Mary Beth Anderson", devised her interest in real property to her "husband" "Michael Stewart"; Said "Mary Beth Anderson" who executed said will was the wife of Grantor herein and was one and the same person as the Mary Beth Andersion Stewart to whom a 1/3rd interest in said property was conveyed; and, the Grantor, Michael D. Stewart to whom a 1/3rd interest in said property was conveyed is one and the same person as the Michael Stewart to whom Mary Beth Anderson was married at the time of her death; and to whom she devised her real property in said will.

This is unimproved real property

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and I covenant that I am lawfully seized and possessed of a two thirds undivided interest in said real estate, that I have a good right to convey it and that the same is unencumbered, except for any real estate taxes that may be a lien on the same, and to any matters shown on the plan of record in Book 547 Page 93, 94, & 95 R.O.D.C. and to any encumbrances, easements, restrictions, and/or other matters of record and affecting title to said realty.

Grantor further covenants and binds himself heirs and representatives, to warrant and forever defend the title to the said real estate to said grantee, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned, a widower, has set his hand on 12/17/1999.

Michael D. Stewart

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, Michael D. Stewart, a widower, with whom I am personally acquainted or who satisfactorily identified himself to me, and did swear to and subscribe the same; and did acknowledge that he had executed the same as his own free act and deed and for the purposes therein contained.

Witness my hand in Davidson County, Tennessee on 12/17/1999.

My Commission Expires: 3/24/2001

Notary Public

G. DOAK LARGE STATE OF TENNESSEE