PICK-UP

Instr:20000518005000Z Page: 1 OF 2
REC'D FOR REC 05/18/2000 1:16:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of May, 2000.

Notary Public

My commission expires 03/24/01

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Billy David Craig	Same	Map Parcel
105 Blue Hills Court		95-7 68
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Julia L. Segerson Rutherford, a married person, and Cynthia Segerson, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Billy David Craig, an unmarried person, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 208 on the Plan of Merry Oaks as of record in Book 1835, page 67 and 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julius F. Segerson, unmarried by deed from John P. DeLong and wife, Christine S. Delong of record in Book 2438, page 613 Register's Office for Davidson County, Tennessee. The said Julius F. Segerson having since died intestate, title is vested in Julia Lee Segerson Rutherford, Yvonne Usleton and Cynthia Segerson, the only heirs at law of Julius F. Segerson as evidenced by Affidavit of Heirship of record in Book 11341, page 531. Said Affidavit of Heirship was corrected in book 11489, page 37. Yvonne Elkins f/k/a Yvonne Usleton has since conveyed her interest to Julia Lee Segerson Rutherford by quitclaim deed of record in Book 11627, page 953, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Furnish proof of payment of County real estate taxes for year 1999 in the amount of $903.12 plus penalty and interest.

This property is improved property known as 2302 Whipple Place, Nashville, TN.

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of May, 2000.

Julia L. Segerson Rutherford

Julia L. Segerson Rutherford

Cynthia G. Segerson

Cynthia Segerson

Gary R. Rutherford

Gary R. Rutherford, Who joins in this convenience for the sole purpose of conveying any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia L. Segerson Rutherford, Cynthia Segerson and Gary R. Rutherford, the bargainor(s), 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 official seal at Nashville, Tennessee, this 17th day of May, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission expires: 3/24/01