PICK-UP

WARRANTY DEED



This document was prepared by:

Mr. Patrick Johnson, Esq.
Johnson, Scruggs & Barfield
95 White Bridge Road, Suite 508
Nashville, Tennessee 37201

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Samuel Alexander, Jr. 3225 Mexico Drive Nashville, Tennessee 37218	Same as New Owner	Map: 93-13 Parcel: 270

Pursuant to his duties as Personal Representative of the Estate of Robert S. Denny, **Samuel Alexander, Jr.**, (hereinafter referred to as "Grantor") by the power granted to him by the Last Will and Testament of Robert S. Denny and the State of Tennessee through its laws, has this day transferred and/or conveyed to **Samuel Alexander, Jr. and Grace Alexander,** husband and wife and therefore as tenants by the entireties (hereinafter referred to as "Grantee") their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Being the easterly half of Lot No. 3 on the plan of McCall Heir's Subdivision of certain lots in Sigler's Addition, as of record in Book 161, Page 61, Register's Office for said Davidson County. Said part of Lot No. 3 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines, 206 1/4 feet, more or less, to an alley.
>
> Being the same property conveyed to Robert Denny by Warranty Deed from Carrie L. Wilson, a widow, of record in Book 1718, Page 251, said Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Johnnie Mai Denny as his wife, by Robert Denny as her husband, by Warranty Deed so as to create a tenant by the entireties between Robert Denny and Johnnie Mai Denny and as of record in Book 1813, Page 639, said Register's Office for Davidson County, Tennessee.

With Johnnie Mai Denny having died on September 30, 1999 and thus predeceased Robert Denny, the latter who acquired full ownership of the said property upon her death, and who himself died on May 31, 2000 and whose estate was probated as follows: **Estate of Robert S. Denny,** Case # 00P1102, Probate Court, Davidson County, Tennessee, with Samuel Alexander, Jr. being appointed the Personal Representative of the estate with a copy of said "Letters Testamentary" attached hereto.

This is improved property known as 1207 Sigler Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind the Estate of Robert Denny only, to warrant and forever defend the title to said land to said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 25th day of August, 2000.

Samuel Alexander, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared Samuel Alexander, Jr., the Grantor named herein, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Grantor named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 25th day of August, 2000.

Notary Public

My Commission Expires: 08-18-2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Samuel Alexander, Jr.

Subscribed and sworn to before me on this the 25th day of August, 2000.

Notary Public

My commission expires: 08-18-2002

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

00P1102

To SAMUEL ALEXANDER JR. :

It appearing to the Court that ROBERT SHERMAN DENNY has died leaving a written will, in which you are appointed Executor, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said SAMUEL ALEXANDER JR. to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this July 17, 2000 and 224th year of American Independence.

Richard R. Rooker, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executor of the last will and testament of ROBERT SHERMAN DENNY lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Sworn to and subscribed to before me July 17, 2000 .

Richard R. Rooker, Clerk

_____D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to
SAMUEL ALEXANDER JR., Executor
of the estate of ROBERT SHERMAN DENNY deceased, and I do further certify that SAMUEL ALEXANDER JR. is still acting Executor of the estate of ROBERT SHERMAN DENNY, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.