THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18899

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of APRIL, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 04/30/02 13:42 2pgs
Fees:13.00 Taxes:999.00

20020430-0052943

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Charles P. Stewart	SunTrust Mortgage, Inc.	MAP 130-5
126 Taggart Avenue	P.O. Box 79041	PAR 75
Nashville, TN 37205	Baltimore, MD 21279-0041	FB 07DZ 32630

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM J. ANDERSON, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHARLES P. STEWART AND WIFE, HELEN W. STEWART ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 126 TAGGART AVENUE, NASHVILLE, TENNESSEE 37205.

BRITTON N. ANDERSON, the spouse of WILLIAM J. ANDERSON, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said WILLIAM J. ANDERSON, JR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of APRIL, 2002.

WILLIAM J. ANDERSON, JR.

BRITTON N. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM J. ANDERSON, JR. AND WIFE, BRITTON N. ANDERSON, 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, at office, this 26th day of APRIL, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, as of record in Plat Book 1130, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William J. Anderson, Jr. by deed from Ed Reynolds Davies, Jr. and wife, Dena Brooks Davies of record in Book 9297, page 94, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 72, said Register's Office.