Davidson County DEEDWARR
Recvd: 12/20/02 11:06 2pgs
Fees:13.00 Taxes:16.69

20021220-0157442

PICK-UP

This Instrument Prepared By
ROGERS, LAUGHLIN, NUNNALLY, HOOD & CRUM
100 South Main Street
Greeneville, TN 37743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, I, DAVID RHEA PICKERING, hereinafter referred to as the GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto LINDA T. WATSON, hereinafter referred to as the GRANTEE, her heirs and assigns, the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 53 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95 in the Register's Office for Davidson County, Tennessee. Said Lot No. 53 fronts 70 feet on the west side of Goodbar Drive and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to David Pickering by the terms of a deed from Teresa Hyatt Pickering dated November 30, 1983, and appearing of record in Book 6189, page 590, in the Register's Office for Davidson County, Tennessee. David Rhea Pickering having leased his interest to John J. Watson and wife, Linda T. Watson, pursuant to the terms of a Lease/Purchase Agreement dated December 7, 1993. John J. Watson is now deceased.

EXCEPT AS PROVIDED in any related contract between the parties or except as provided elsewhere herein, this conveyance is subject to any recorded or unrecorded easements, all applicable zoning ordinances, subdivision regulations, restrictive covenants, and any unrecorded materialmen's or laborer's liens. Except as provided in any written title opinion directed to the GRANTEE issued by the preparer of this instrument, the preparer make no representations with respect to the status of the title to the property described herein.

I or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 4,510.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Subscribed and sworn to before me this 6th day of Dec. 2002.

NOTARY PUBLIC

My Commission Expires: 2-25-06

TODY D. QUARLES

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining to the said GRANTEE, her heirs and assigns, in fee simple, forever.

I covenant that I am lawfully seized and possessed of the above-described real estate, that I have a good and lawful right to sell and convey the same, and that said real estate is free from all encumbrances, except an indebtedness to America's

Mortgage Servicing, Inc., assigned to Midland Mortgage Company and 2002 as valorem property taxes, which are assumed by the GRANTEE.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the above property to the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have signed this instrument on this the 9th day of December, 2002.

David Rhea Pickering
DAVID RHEA PICKERING

STATE OF TENNESSEE
COUNTY OF Greene

On this the 9th day of December, 2002, before me personally appeared, DAVID RHEA PICKERING, to me known to be the person (or proved to be such person on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged the execution thereof as his free act and deed for the purposes therein contained.

Linda M Lucero
Notary Public

My Commission Expires: 1/29/04

L:\Real Estate\Deeds\Pickering-Watson

Map 107-14
Parcel 55

Address of New Owner:
Linda T. Watson
913 Goodbar Dr.
Nashville, TN 37217

Send Tax Bills To:
Same as new owner