[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Steven T. Davidson	Regions Bank of Tennessee	MAP and PARCEL
[Luanne L. Davidson	Attn: Tax Dept.	
[3537 Crestridge Drive	616 Marriott Drive	118-14-103
[Nashville, TN 37204	Nashville, TN 37214	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John E. Malone, a widower** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steven T. Davidson and Luanne L. Davidson, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the map of Longview Manor, Sections One and Two, as of record in Book 1424, Page 127, Register's Office for said County.

Said Lot No. 24 fronts 111.1 feet on the west side of Crestridge Drive and runs back between lines, 148 feet on the north line and 154.1 feet on the south line to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to John E. Malone and wife, Della D. Malone, by deed from Gladys S. Smith, a widow, of record in Book 6057, Page 201, Register's Office for Davidson County, Tennessee. The said Della D. Malone predeceased her husband leaving John E. Malone as the surviving tenant by the entirety.

See also Letter of Conservatorship attached hereto as Exhibit "A" and Decree Authorizing Sale of Real Estate attached hereto as Exhibit "B".

This is property with a common address of 3537 Crestridge Drive, Nashville, TN 37204.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1424, Page 127, said Register's office and all matters therein.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $139,900.00
[
[Affiant
[Subscribed and sworn before me this 1st day of August, 1994.
[
[My Commission Expires: 11-20-96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **August, 1994**.

JOHN E. MALONE

BY: Beverly M. Brian, Conservator for
Beverly M. Brian, Conservator for John E. Malone
John E. Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Beverly M. Brian**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) as the free act and deed of the said **John E. Malone** for the purposes therein contained by virtue of her powers of authority under a Letter of Conservatorship (attached hereto as Exhibit "A") and Decree Authorizing Sale of Real Estate (attached hereto as Exhibit "B"), both documents appearing of record in the Probate Court of Davidson County, Tennessee, bearing Docket/Case Number 94P-268, In the Matter of: John E. Malone, Ward/Respondent.

Witness my hand and official seal at **Nashville**,, Tennessee, this **1st** day of **August, 1994**.

Notary Public
My Commission Expires: 5/23/98

File No. 9407-268

EXHIBIT "A"

BOOK 9426 PAGE 981

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

DOCKET NO. 94P261

LETTER OF CONSERVATORSHIP

TO: Beverly M. Brian, Conservator

ADDRESS: 3913 Albert Drive

Nashville, Tenn.

Conservatorship of: John E. Malone, Ward.

WHEREAS, IT APPEARING, BY ORDER OF THIS COURT, and you having qualified according to law, and having been appointed as the fiduciary of the aforementioned ward, you are hereby authorized, by law, to take into your possession, for the use and benefit of said Ward, the profits of the lands, tenements, hereditaments, and aiso the goods, chattels, and other personal estate of the ward. You are empowered to bring such suits or actions in relation thereto as may be deemed necessary and in accordance with your duties, submit an inventory within sixty days of your appointment and file an annual accounting unless waived by this court. You must file a new Property Management Plan as needed and renew your bond as so required and faithfully perform all duties, as required until resignation or discharge and final settlement of the accounts of the ward.

I, RICHARD R. ROOKER, PROBATE COURT CLERK, do hereby certify that Beverly M. Brian is still acting as Conservator of the estate as it appears from the records filed in my office, this 4th day of March, 19 94.

D.C.

Pursuant to Order of March 4,1994

MB _____ PG _____

Bond BK _____ PG _____ AMOUNT _____

Surety / Attorney _____

I hereby certify that this is a true copy of original instrument filed in my office this 15th day of March 19 94
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

EXHIBIT "B"

BOOK 9426 PAGE 982

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:	)	
JOHN E. MALONE,	)	
WARD/RESPONDENT,	)	CASE NO. 94P-268
BEVERLY M. BRIAN,	)	
PETITIONERS.	)	

'94 JUL 26 A9:20

RICHARD R. ROOKER, CLERK

DECREE AUTHORIZING SALE OF REAL ESTATE

This cause came to be heard before the Honorable James R. Everett, Jr. on the 26th day of July, 1994. Based upon the entire record in this cause, including the answer of the Guardian Ad Litem, the pleadings, the petition including the appraisals attached thereto as exhibits, and the argument of counsel in open Court, it appears to the Court that the Petition in this cause to sell real estate owned by John E. Malone, Respondent, should be approved.

It further appears unto the Court as stated in the Petition that a contract in the amount of $139,900.00 has been offered to the Conservator, Beverly M. Brian, contingent upon Court approval.

It further appears unto the Court that it is in the best interest of the Respondent that the real property located at 3537 Crestridge Drive, Nashville, Tennessee, more particularly described as Map 118-140, Parcel 103 in the records of Davidson County Assessor's Office, should be sold.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the above described real estate be sold pursuant to the contract previously referenced herein in the amount of $139,900.00 less the repairs called for pursuant to the contract and the expenses of sale. The Court further orders that in the event the above sale fails to close due to the financing contingency in the contract, the Conservator is authorized to sell the real estate in question for a contract price in an amount not less than $139,900.00 less repairs and less expenses of sale.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the personal property and home furnishings located within the residence of Respondent be sold by Conservator.

The fee of the Guardian Ad Litem, Donald Arkovitz, is set at $ 225.00 . The fee of the attorney for the Petitioner, J. Greg Hardeman, is set at $ 796.50 .

The fees of the Guardian Ad Litem and attorney for the Petitioner, together with the costs of these proceedings, shall be paid from the assets of Respondent.

ENTERED this 26 day of July, 1994.

JUDGE

PREPARED FOR ENTRY:

J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215
(615) 269-6626
Board of Prof. Resp. No. 5608

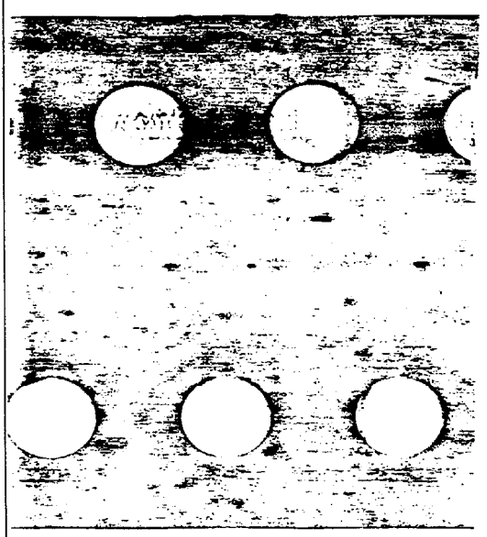
Donald Arkovitz
332 White Bridge Road
Nashville, Tennessee 37209
Board of Prof. Resp. No. 2954

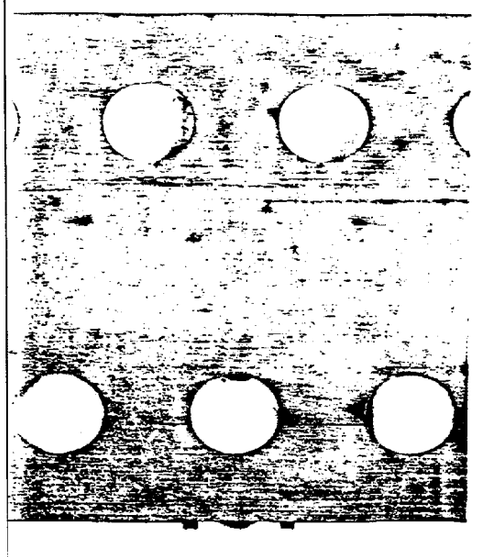
CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was mailed by U. S. Mail to Beverly Brian, 3913 Albert Drive, Nashville, Tennessee 37204 this 26th day of July, 1994.

J. Greg Hardeman

77743
IDENTIF. & REFERENCE
94 AUG -3 AM 10:41
PELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.
4100 08/03 0101 03CHECK 538.63





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 984

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
139900.00
CON TX 517.63
PRFEE 1.00
WDEED 20.00
TOTAL 538.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 538.63

08/03/94 01 10:41 0001 4100

77743
IDENTIF. & REFERENCE

94 AUG -3 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820619