BOOK 9694 PG 741

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PAR. |
|---|---|---|
| Bernest Kelley, et ux<br>308 28th Street<br>Old Hickory, TN 37138 | Same | Map 53-8<br>Parcel 130<br>Field Book LW02545 |

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between LEONA KELLEY, Conservator of the person and of the estate of MELINDA KAY TRAWICK, hereinafter referred to as the "GRANTOR", and BERNEST KELLEY and wife, LEONA KELLEY, hereinafter referred to as the "GRANTEES";

[illegible] 24.00

WITNESSETH:

WHEREAS, by Deed of record in Book 9051, page 879, Register's Office for Davidson County, Tennessee, Thomas Ray Claunch, Jr. and wife, Angela Dawn Claunch, conveyed to Kenneth H. Trawick, a single man, certain real property in Davidson County, Tennessee, as hereinbelow described; and,

WHEREAS, Kenneth H. Trawick died, testate on November 23, 1993, at the age of 64 years, survived by his daughter, Melinda Kay Trawick, the only child born to or adopted by Kenneth H. Trawick, during his lifetime, the said child being his only heir at law and the only beneficiary under his Last Will and Testament admitted to probate in the Probate Court for Davidson County, Tennessee on December 15, 1993 in the matter of *The Estate of Kenneth Trawick, Case No. 93P1707*; and,

WHEREAS, the Executrix, Leona Kelley, closed the said Estate without a detailed accounting on August 8, 1994; and,

WHEREAS, the real property, as hereinbelow described, became vested in Melinda Kay Trawick by inheritance from Kenneth H. Trawick; and,

WHEREAS, the said Melinda Kay Trawick suffers from a mental and/or physical debility to the extent that she cannot manage her personal or business affairs; and,

WHEREAS, on January 31, 1992, Leona Kelley was appointed Conservator of the person and of the estate of Melinda Kay Trawick, by Order of the Probate Court for Davidson County, Tennessee in the matter of, *In Re: Conservatorship for Melinda Kay Trawick, Case No. 98478*; and,

WHEREAS, by Order of the Probate Court for Davidson County, Tennessee in the matter of the *Conservatorship for Melinda Kay Trawick, Case No. 98478,* entered on May 20, 1995, the real property, as hereinbelow described, was divested out of Melinda Kay Trawick and vested in Bernest Kelley and wife, Leona Kelley, as tenants by the entirety, a certified copy of the said Order being attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, the said Order directed that the Conservator, Leona Kelley, execute a Quitclaim Deed conveying the said real property to the Grantees, Bernest Kelley and wife, Leona Kelley, as tenants by the entirety.

NOW, THEREFORE, for and in consideration of the premises shown and other good and valuable considerations, the receipt of all of which are hereby acknowledged, the Grantor, Leona Kelley, Conservator of the person and of the estate of Melinda Kay Trawick, has this day quitclaimed unto the Grantees, Bernest Kelley and wife, Leona Kelley, as tenants by the entirety, their heirs and assigns, all of the right, title and interest in certain real property in Davidson County, Tennessee vested in Melinda Kay Trawick by virtue of the death of Kenneth H. Trawick, said real property being more specifically and particularly described as follows, to-wit:

> BEING Lot No. 6, Block No. 17, in the Dabbs and Elliott Subdivision, as per Plan of said subdivision recorded in Book 547, page 127, in the Register's Office for said County.
>
> SAID Lot No. 6 fronts 50 feet on the south side of 28th Street, and runs back between parallel lines 144 feet to a 10 foot alley in the rear.
>
> BEING the same property conveyed to Kenneth H. Trawick, a single person, by deed from Thomas Ray Claunch, Jr. and wife, Angela Dawn Claunch, of record in Book 9051, page 879, Register's Office for Davidson County, Tennessee; and, being the same property vested in Melinda Kay Trawick as the only heir and beneficiary of the Estate of Kenneth H. Trawick, deceased; and, being divested out of Melinda Kay Trawick and vested in Bernest Kelley and wife, Leona Kelley, as tenants by the entirety, pursuant to an Order entered in the Probate Court for Davidson County, Tennessee on May 20, 1995 in the matter of: The Conservatorship for Melinda Kay Trawick, Case No. 98478, a copy of same being attached hereto as Exhibit A to this deed and incorporated herein by reference.
>
> The mailing address for the said property is: 300 28th Street, Old Hickory, Tennessee 37138.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

Leona Kelley

LEONA KELLEY, Conservator of the person and of the Estate of Melinda Kay Trawick

"GRANTEES"

Bernest Kelley

BERNEST KELLEY

Leona Kelley

LEONA KELLEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONA KELLEY, individually and as Conservator of the person and of the Estate of Melinda Kay Trawick and BERNEST KELLEY, 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 on this the 6th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me on this the 6th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 9/17/97

0067991

IDENTIF. & REFERENCE

95 JUN -8 AM 9:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9694 PG 744

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

'95 MAY 22 A9:2?

RICHARD [illegible] CLERK

D.C.

| | | |
|---|---|---|
| LEONA KELLEY and BERNEST KELLEY, individually. Petitioners, | ) | |
| v. | ) | No. 98478 |
| MELINDA KAY TRAWICK Defendant/Ward. | ) | |

**ORDER**

This cause came on to be heard on the 9th day of May, 1995 before the Honorable James R. Everette, Jr., Judge, Probate Court for Davidson County, Tennessee, upon the sworn Petition of Leona Kelley and Bernest Kelley praying that certain real property located at 300 28th Street, Old Hickory, Tennessee vested in the ward, Melinda Kay Trawick, through inheritance, be divested out of the ward and vested in the Petitioners, as reimbursement for certain costs and expenses incurred by the Petitioners in connection with the Estate of Kenneth Trawick, the renovation and preservation of the said property and the care and support of the ward, Melinda Kay Trawick; and, from the Petition filed, Answer of the Guardian Ad Litem, photographs of the property, statements of counsel for the Petitioners, statements of the Guardian Ad Litem and the entire record in this cause, the Court is of the opinion and finds that the real property at 300 28th Street, Old Hickory, Tennessee was purchased by Kenneth H. Trawick, father of the ward, Melinda Kay Trawick, on August 18, 1993 for a purchase price of $12,000.00, that the said property became vested in the ward by virtue of the death of Kenneth Trawick, who died on November 23, 1993, that except for the said property, the ward has no other assets, being solely supported by social security income in the amount of $323.00 per month, SSI benefits in the amount of $2.34 per month and contributions from the Petitioners, Leona Kelley and Bernest Kelley, that the Petitioners have paid, from their own funds, the funeral expenses and other estate expenses in connection with the administration of the Estate of Kenneth Trawick, various costs and expenses in connection with the

EXHIBIT "A"

000783

repair, renovation and preservation of the said real property and other costs and expenses relating to the support and maintenance of Melinda Kay Trawick during a period of approximately 29 years, for which no reimbursement has been made, that all of the said costs and expenses greatly exceed the value of the real property in question and that the said real property should be vested in the Petitioners as partial reimbursement for such costs and expenses paid by them on behalf of the ward.

It is therefore, ORDERED, ADJUDGED and DECREED as follows:

1. That ownership and title to certain real property in Davidson County, Tennessee located at 300 28th Street, Old Hickory, Tennessee 37138 vested in Kenneth H. Trawick, a single person, by deed from Thomas Ray Claunch, Jr., et ux, of record in Book 9051, page 879, in the Register's Office for Davidson County, Tennessee and thereafter vested in the ward, Melinda Kay Trawick, as the sole and only heir and beneficiary of Kenneth H. Trawick, deceased, be and is hereby divested out of the name of the ward, Melinda Kay Trawick, and vested in the Petitioners, Bernest Kelley and wife, Leona Kelley, as tenants by the entirety, said real property being more specifically and particularly described as follows, to-wit:

> BEING Lot No. 6, Block No. 17, in the Dabbs and Elliott Subdivision, as per Plan of said subdivision recorded in Book 547, page 127, in the Register's Office for said County.
>
> SAID Lot No. 6 fronts 50 feet on the south side of 28th Street, and runs back between parallel lines 144 feet to a 10 foot alley in the rear.

2. That the Conservator, Leona Kelley, be and is hereby directed to execute, for and on behalf of the ward, a Quitclaim Deed conveying the said real property to Bernest Kelley and wife, Leona Kelley, as tenants by the entirety, pursuant to the provisions of Paragraph 1 above.

3. That the Petitioners, Leona Kelley and Bernest Kelley, shall pay to Bobby D. Davis, Guardian Ad Litem, the sum of $ 400.00 for his services in connection with this matter, for which execution may issue, if necessary.

4. That the costs of this cause shall be paid by the Petitioners, Leona Kelley and Bernest Kelley, for which execution may issue, if necessary.

Entered this the 20 day of May, 1995.

JAMES R. EVERETTE, JR., JUDGE

APPROVED FOR ENTRY:

HOMER R. AYERS, Attorney at Law
303 Frances Street
P.O. Box 904
Goodlettsville, Tennessee 37070-0904
(615) 859-2500
Prof. Resp. No. 2580

HOMER R. AYERS,
Attorney for the Petitioners

BOBBY D. DAVIS, Attorney at Law
2021 North Gallatin Road
Madison, Tennessee 37115
(615) 851-6697
Prof Resp. No. 9412

BOBBY D. DAVIS,
Guardian Ad Litem for Melinda Kay Trawick

STATE OF TENNESSEE, DAVIDSON COUNTY

I Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy, of the original on file in my office.. Minute Book 324 Page 783
Given under my hand and official seal, at office, in Nashville, this 25th of May 19 95.

RICHARD R. ROOKER, CLERK

By Lucy Weathers
Deputy Clerk