BOOK 9780 PG 747

Box 35
Return to KBH

# WARRANTY DEED

File No: 00276536

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bret Michaels | SAME | Map 92-16 |
| [NAME] c/o Margaret Robley Gelfand, Rennert & Feldman | [NAME] | Parcel 318 |
| [STREET ADDRESS OR ROUTE NUMBER] 1880 Century Park East #900 Los Angeles, CA. 90067 | [STREET ADDRESS] | |
| [CITY] [STATE] [ZIP] | [CITY] [STATE] [ZIP] | |

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Senior Care Services, LLC Conservator for the Estate of Frank Jack Patton, Conservatorship and William J. Patton, Executor of the Estate of Frank Jack Patton, deceased and sole heir at law have this day bargained and sold, and do hereby transfer and convey unto the said Bret Michaels

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

William J. Patton, Executor and sole heir at law, joins in the execution of this deed to convey any interest he may have in the herein described property, but does not make any warranties of title thereto.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 128,500.00

Subscribed and sworn to before me, this the 31ST day of AUGUST, 19 95

Affiant

My Commission Expires: 9/16/95
[Affix Seal]

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) This is improved ( X ) property known as 909 18th Avenue South, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 31ST day of AUGUST, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Senior Care Services, LLC, Conservator

by: Elizabeth A Jackson, Agent and Director of Operations

for: Estate of Frank Jack Patton
Conservatorship

William J Patton

William J. Patton, Executor of the Estate of Frank Jack Patton, deceased and individually

STATE OF New York
COUNTY OF Schenectady

Personally appeared before me the undersigned, a Notary Public in and for said County and State of New York William J. Patton, Executor of the Estate of Frank Jack Patton deceased and as sole heir at law the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ALBANK this 30 day of August, 1995.

SHERRIE A. COWMAN NOTARY PUBLIC STATE OF NEW YORK

Sherrie Cowman Notary Public

Commission expires November 19, 1995

SHERRIE A. COWMAN
Notary Public, State of New York
Qualified in Albany County
Reg. No. 4988838
Commission Expires Nov. 18, 1995

STATE OF Tennessee
COUNTY OF Davidson

Before me, Kay B. Housch, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Jackson, agent and director with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Her self to be agent and director of the Senior Care Services LLC, Conservator for Frank Jack *, the within named bargainor, a corporation, and that she as such agent and director being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by her self as agent and director.
*Patton, Conservatorship

Witness my hand and seal, at office in Nashville, Tennessee this 31st day of August, 1995.

Kay B. Housch Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 11/22/97

THIS INSTRUMENT WAS PREPARED BY:
Kay B. Housch, Attorney at Law
Chicago Title Insurance Company
Suite 105 315 Deaderick Street
Nashville, Tennessee 37238

**WARRANTY DEED**

**FROM**
Senior Care Services, LLC
Conservator for Frank Jack Patton
**TO**

Bret Michaels

Compliments of
**Chicago Title Insurance Company**
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

Estate of Frank Jack Patton to Bret Michaels:

Land in Davidson County, Tennessee, being Lot No. 152 on the Second Plan of O.B. Hayes' Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said Lot No. 152 fronts 50 feet on the westerly side of 18th Avenue South and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Jack Patton, by deed from Randal H. Sands, of record in Book 8575, page 669, Register's Office of Davidson County, Tennessee, the said Frank Jack Patton having been adjudicated incompetent and Senior Care Services having been appointed Conservator by proceeding in the Probate Court for Davidson County, Tennessee, Docket No. 94P-1659.

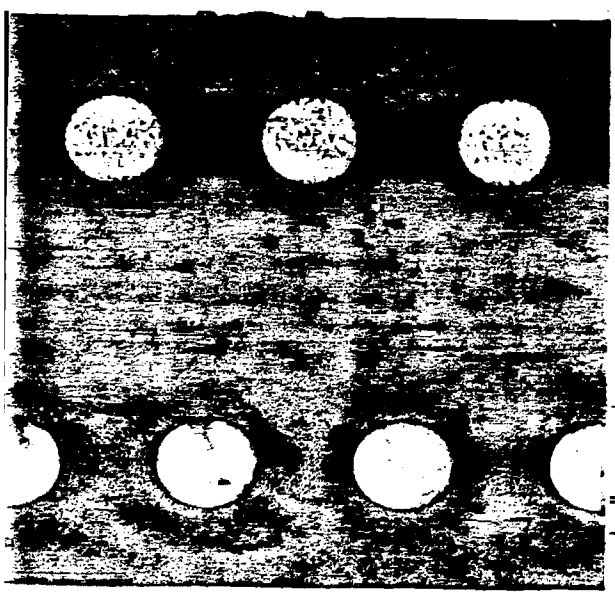
9169 08/31 0101 03CHECK 488.45

00095712

IDENTIFICATION REFERENCE

95 AUG 31 PM 3:12

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

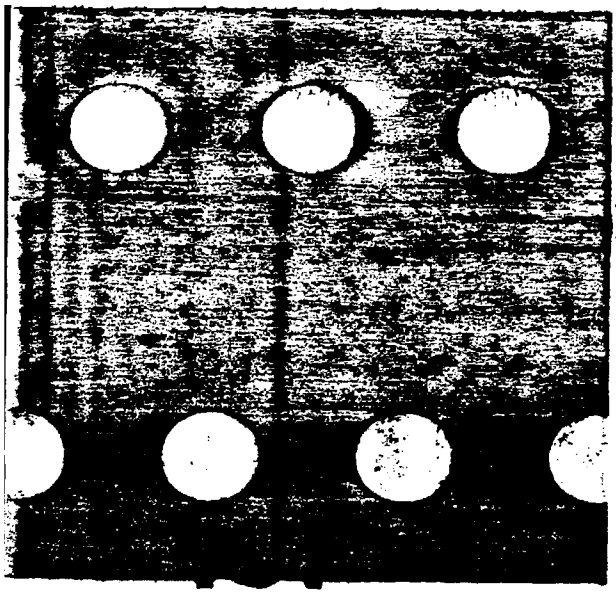
**RECEIVED OF** _____

**FOR** _____ BOOK 9780 PG 750

| | | |
|---|---|---|
| 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



128500.00
CON TX 475.45
PRFEE 1.00
WDEED 12.00
TOTAL 488.45
CHECK 488.45

08/31/95 01 15:12 0001 9169

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

00957I2
IDENTIF. ^ REFERENCE

95 AUG 31 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 948082