BOX #14A
G#13925-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/09/01 08:37 11pgs
Fees:47.00 Taxes:203.50
20010209-0012768

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLAKE M. WYLIE (NAME)	"NEW OWNER" (NAME)	MAP 053-03-0
1604 Turner Street (ADDRESS)	(ADDRESS)	PARCEL 392.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #04D-45050

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN B. ROBERTS, JR., EXECUTOR OF THE ESTATE OF JOHN B. ROBERTS, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLAKE M. WYLIE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Village of Old Hickory, Section "E", as of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John B. Roberts, Sr., a married man, by Deed from Daisy M. Houdeshell, unmarried, of record in Book 8990, Page 794, Register's Office for Davidson County, Tennessee. The said John B. Roberts, Sr., died January 5, 2000, leaving a Last Will and Testament. As evidenced by the Petition to Probate Last Will and Testament and to Sell Real Property, the Order to List Property for Sale, and the Order Admitting Will to Probate, Case No. OOP-1765, filed in the Probate Court for Davidson County, Tennessee (copies attached hereto as Exhibits "A", "B", and "C", respectively), the estate was determined to be insolvent subjecting the subject property to the jurisdiction of the Probate Court and to be administered and disposed of as part of the Estate of the decedent. John B. Roberts, Jr., was appointed as Executor of the Estate, under Last Will and Testament of John B. Roberts, Sr., filed in Will Book 238, Page 733, said Probate Court, and has the authority to sell and convey the property pursuant to the Orders referenced above.

THIS conveyance is subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 1604 Turner Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 7th day of February, 2001

JOHN B. ROBERTS, JR., EXECUTOR
OF THE ESTATE OF JOHN B. ROBERTS, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN B. ROBERTS, JR., EXECUTOR OF THE ESTATE OF JOHN B. ROBERTS, SR.

the bargainor _____, 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 NASHVILLE, Tennessee, this 7th day of February, 2001.

Commission expires May 27, 2001

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

EXHIBIT "A"

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

2000 NOV 21 AM 10:01

IN RE: JOHN B. ROBERTS, SR.)
)
DECEASED)

NO. 00P-1765

PETITION TO PROBATE LAST WILL AND TESTAMENT
AND TO SELL REAL PROPERTY

Petitioner John B. Roberts, Jr., would respectfully show unto the Court:

THE DECEDENT

1. John B. Roberts, Sr., a resident of 1604 Turner Street, Old Hickory, Davidson County, Tennessee, died testate on January 5, 2000.

TESTAMENTARY STATUS

2. The Decedent executed a holographic Last Will and Testament in this County on December 8, 1994. A copy of the Will is submitted herewith, and the original will be presented and proved by two disinterested witnesses at the hearing of the cause.

HEIRS-AT-LAW

3. Those who would take in the absence of the Will are the decedent's two adult children and his widow, who was not the mother of his children. The widow, Evelyn Joyce Roberts, survived this decedent but died prior to the filing of this Petition and her estate has been admitted to Probate in this Court under Docket No. 00P-1479. The contact names and addresses of the heirs-at-law are as follows:

John B. Roberts, Jr. [Son-the Petitioner]
c/o Daniel L. Wischhof, Attorney
213 Ward Circle, Ste. 201
Brentwood, Tennessee 37027

Glenna Cook [Daughter]
6009 Stillmeadow Dr.
Nashville, Tennessee 37211

Evelyn Joyce Roberts, Deceased [Widow]
c/o J. Timothy Street, Esq.
136 Fourth Ave. So.
Franklin, TN 37064

ADDITIONAL BENEFICIARIES UNDER THE WILL

4. If this decedent's realty were not to be liquidated, the heirs-at-law of Mrs. Roberts would succeed to the interest devised to her by the Will. Accordingly, they are necessary parties to this Petition to sell the property. Her heirs-at-law are children born to her before her marriage to this decedent, and are all competent adults. Their names and addresses are as follows:

Helen N. Walker
307 Oakwell Farms Lane
Hermitage, Tennessee 37076

Ann Labbe
1103 Scranton Street
Aurora, Colorado 80011

Cathy Laird
P. O. Box 271555
Nashville, Tennessee 37227

John Newberry
51 Clarendon Road
Burton, SC 29906

James Newberry
3990 Armstrong Road
Springfield, Tennessee 37172

PERSONAL REPRESENTATIVE

5. The Decedent appointed his spouse, Evelyn Joyce Roberts, his Executor. Mrs. Roberts survived the decedent, but died prior to the filing hereof.

6. Your Petitioner is a competent adult resident of Davidson County, the son and next-of-kin of the decedent.

7. Because the estate is insolvent and its realty can be sold only by specific approval of the Court, the Executor will have possession of no personalty or funds. It is appropriate that bond be waived.

PROPERTY OF THE ESTATE

8. The decedent held all known personal property, cash, or cash equivalents of every sort jointly with his surviving spouse, Evelyn Joyce Roberts. Having made diligent inquiry, Petitioner alleges that this estate has no money or personalty.

9. The decedent died possessed of one parcel of real property, being a dwelling house and lot located at 1604 Turner Street, Old Hickory, Tennessee. The 1997 Davidson County property tax appraisal of the property is $57,200.00.

PETITION TO LIQUIDATE REALTY

10. The decedent's real property must be sold in order that the estate be administered and appropriate distributions made.

11. Under the Local Rules of Court, Petitioner prays specifically that he be empowered to list the property for sale with a realtor, solicit a contract for its sale which appears to be favorable, and to submit the contract to the Court for approval after notice and opportunity for a hearing to all interested parties.

12. The Acknowledgements of heirs who consent to the sale of the realty are submitted herewith.

PREMISES CONSIDERED, PETITIONER PRAYS FOR THE FOLLOWING:

1. That the Last Will and Testament of John B. Roberts, Sr. dated December 8, 1994 be admitted to probate;

2. That he be appointed Executor of the Estate of John B. Roberts, Sr., Deceased, and that Letters Testamentary be issued to him, upon an appropriate bond;

3. That he be empowered to employ a realtor and to solicit an offer to purchase the decedent's realty for approval by the Court.

4. For general relief.

Respectfully Submitted,

WISCHHOF & ALLEN, P. C.

Daniel L. Wischhof, Reg. #6655
213 Ward Circle, Suite 201
Brentwood, Tennessee 37075
615/370-5995
Telecopier 615/370-8898

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, the undersigned John B. Roberts, Jr., certify that I have read the within Petition and that the things and matters set out therein are true.

John B. Roberts, Jr.

Sworn to and subscribed before me this date: 13 NOV 00

Notary Public

My commission expires: MAY 27, 2001

NOTICE OF HEARING DATE FOR LETTERS TESTAMENTARY ONLY—NOT FOR PETITION TO SELL REALTY: This Petition and the original holograph will be presented in open court on 12/5/2000, 2000, at 9:00 A. M.

CERTIFICATE OF SERVICE

I certify that I have mailed copies of this document to all counsel of record and unrepresented parties, at the addresses shown below, on 11/21 2000.

J. Timothy Street, Esq.
136 Fourth Ave. So.
Franklin, TN 37064

Glenna Cook
6009 Stillmeadow Dr.
Nashville, Tennessee 37211

Helen N. Walker
307 Oakwell Farms Lane
Hermitage, Tennessee 37076

Ann Labbe
1103 Scranton Street
Aurora, Colorado 80011

Cathy Laird
P. O. Box 271555
Nashville, Tennessee 37227

John Newberry
51 Clarendon Road
Burton, SC 29906

James Newberry
3990 Armstrong Road
Springfield, Tennessee 37172

EXHIBIT "B"



IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: JOHN B. ROBERTS, SR.)
)
DECEASED)

NO. 00P-1765

ORDER TO LIST PROPERTY FOR SALE

During the hearing upon the Executor's Petition for Probate on December 5, 2000 the Court considered the allegations of the Petition, testimony of the Petitioner, and the statements of counsel for the Executor and of Timothy Street, Attorney for the Estate of Evelyn Joyce Roberts, Deceased. Although it is premature to allow the sale of the real property owned by the deceased, because the heirs have not all received service of process and time to answer, the following appear:

1. The Executor has testified that this estate is insolvent.

2. The property, a dwelling house and lot at 1604 Turner Street, Old Hickory, is vacant and its value would be best preserved by selling it as promptly as possible.

3. Two of the heirs, Helen Walker and Cathy Laird, have consented in writing that the property should be offered for sale.

4. Counsel for the Estate of Evelyn Joyce Roberts agrees that it is desirable to begin soliciting purchase offers for the property immediately.

It is accordingly ORDERED, ADJUDGED and DECREED that the Executor shall list the property at 1604 Turner Street, Old Hickory for sale forthwith, engaging a realtor at the expense of the Estate, and may solicit offers to purchase the same. Any contract negotiated by the Executor shall be contingent upon and contain the following language:

> This contract is contingent upon approval of the Probate Court for Davidson County, Case 00P-1765.

Approval of any proposed Contract for Sale shall be subject to all of the rules of this Court, including but not limited to service of process upon all heirs and written consent or an opportunity for hearing. All other matters are reserved.

Enter this 8 day of ~~December~~ Jan, 2000.

Frank Clement, Jr., Judge

APPROVED FOR ENTRY:

WISCHHOF & ALLEN, P. C.

Daniel L. Wischhof, Reg. No. 6655
213 Ward Circle, Suite 201
Brentwood, Tennessee 37027
615/370-5995
Telecopier 615/370-8898

CERTIFICATE OF SERVICE

I certify that I have mailed copies of this document to all counsel of record and unrepresented parties, at the addresses shown below, on 12/6 2000.

J. Timothy Street, Esq.
136 Fourth Ave. So.
Franklin, TN 37064

Helen N. Walker
307 Oakwell Farms Lane
Hermitage, Tennessee 37076

Ann Labbe
1103 Scranton Street
Aurora, Colorado 80011

Cathy Laird
P. O. Box 271555
Nashville, Tennessee 37227

John Newberry
51 Clarendon Road
Burton, SC 29906

James Newberry
3990 Armstrong Road
Springfield, Tennessee 37172

EXHIBIT "C"

0000154300283592
00P1765

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: JOHN B. ROBERTS, SR.)
)
DECEASED)

2000 DEC -5 AM 9:51

RICHARD ... CLERK

NO. 00P-1765

D.C.

ORDER ADMITTING WILL TO PROBATE

This matter came to be heard on December 5, 2000 upon the verified Petition of John B. Roberts, Jr., the document offered as the last will of the deceased, the testimony of witnesses Glenna Cook and Dorris Mitchell, statements of counsel, and the entire record in the cause; from all of which it is ORDERED, ADJUDGED and DECREED as follows:

1. The document offered as the handwritten Last Will and Testament of John B. Roberts, Sr. is adjudged to be his true and genuine Last Will and Testament, and is admitted to probate.

2. John B. Roberts, Jr. is appointed Executor of the estate.

3. Bond is set at $ waived.

All other matters are reserved.

Frank Clement, Jr., Judge

APPROVED FOR ENTRY:

WISCHHOF & ALLEN, P. C.

Daniel L. Wischhof, Reg. No. 6655
213 Ward Circle, Suite 201
Brentwood, Tennessee 37027
615/370-5995
Telecopier 615/370-8898

CERTIFICATE OF SERVICE

I certify that I have mailed copies of this document to all counsel of record and unrepresented parties, at the addresses shown below, on 12/5 2000 2000.

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