THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
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Davidson County DEEDWARR
Recvd: 03/19/01 15:36 3pgs
Fees:15.00 Taxes:466.20
20010319-0026205

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Grady L. Kimbrough	Union Planters Bank, National Association	Map 147-1
637 Harding Place	215 Forrest St.	Parcel 230
Nashville, TN 37211	Hattiesburg, MS 39403	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DOYNE M. BOATMAN, by and through her Court appointed Conservator, CAROLYN FAYE DUNN, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GRADY L. KIMBROUGH, unmarried, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 246 on the Plan of Caldwell Hall, Section 2, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 79.5 feet on the south side of Harding Place and runs back 138.1 feet on the west line and 141.3 feet on the east line to a dead line, which is a broken line, on which it measures 83.7 feet.

BEING the same property conveyed to Doyne H. Boatman by deed from Richard H. Boehm and wife, Judy D. Boehm, of record in Book 5362, page 159, said Register's Office. And, a Conservatorship having been appointed for Doyne H. Boatman in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in the case of *In Re: Appointment of Conservator for Doyne Marshall Boatman, an adult*, Case No. 00P1737; and Carolyn Faye Dunn having been appointed Conservator; and the said property having been sold pursuant to a Court Order; and Order approving the said Contract for Sale having been made by the Seventh Circuit Court, a copy of which is attached, Carolyn Faye Dunn, Conservator for Doyne Marshall Boatman, executes this Deed for and on behalf of the said ward.

Doyne H. Boatman and Doyne Marshall Boatman being one and the same person.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 635 Harding Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the Plan of record in Book 2900, page 96, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Doyne M. Boatman

DOYNE M. BOATMAN
BY: CAROLYN FAYE DUNN, CONSERVATOR
by Carolyn Faye Dunn Conservator

"GRANTEE"

GRADY L. KIMBROUGH, unmarried

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRADY L. KIMBROUGH, unmarried, 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, at office, this the 15th day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 15th day of March, 2001, before me, personally appeared CAROLYN FAYE DUNN, Conservator for Doyne M. Boatman, to me known to be the person who executed the foregoing instrument on behalf of DOYNE M. BOATMAN, and acknowledged that she executed the same as the free act and deed of the said DOYNE M. BOATMAN.

WITNESS my hand and official seal this the 15th day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of March, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN RE: APPOINTMENT OF CONSERVATOR)
FOR DOYNE MARSHALL BOATMAN,) Case No. 00P1737
An Adult.)

ORDER APPROVING CONTRACT TO SELL REAL PROPERTY

Upon motion of the Conservator, Carolyn Faye Dunn, examination of the assessment by the Davidson County Assessor, and statements in open court on March 9, 2001, the Court finds the following:

A. All parties have been properly notified of this proceeding;

B. The assessed value of the property is less than the price offered;

C. It is in the best interest of the Respondent that the subject property be sold; and

D. The sale of the property should be approved.

Based on these finding, the Court orders the following:

1. Carolyn Faye Dunn, as Conservator for Doyne Marshall Boatman, is authorized to sell the real property belonging to Respondent, located at 635 Harding Place, Nashville, Tennessee.

2. The property is to be sold to Grady L. Kimbrough for a total price of $126,000.00.

3. Carolyn Faye Dunn, as Conservator for Doyne Marshall Boatman, is directed to sign a deed transferring the property.

4. From the sale proceeds, the following expenses will be paid:

   (a) Commission of 6% of sale price and $3,000 for advertising expenses to Ron Gregory Realty & Auction.
   (b) All Court costs involved in this action.

ENTERED this the 9 day of March, 2001.

Frank G. Clement, Jr., Judge

APPROVED FOR ENTRY:

Deborah K. Baucom (BPR 19861)
Attorney for Conservator
LAW OFFICES OF K. GABRIEL HEISER
155 Franklin Road, Suite 137
Brentwood, TN 37027
(615) 221-9769