PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 04/16/01 14:53 6pgs
Fees:27.00 Taxes:717.80
20010416-0036860

W & I Ref: (sk) Title No: 42241
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David M. Joffe, Jr. Barbara N. Keiser 1800 Natchez Trace Nashville, TN 37212	Suntrust Bank 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 104-7-283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 194,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tom Ware, Successor Administrator and Trustee, with full power, of The Edgar J. Doyle Trust** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Joffe, Jr., and Barbara N. Keiser, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 71 feet of Lot No. 6 in Rich's Subdivision of Lots 17, 18, 19, 20 and other lots in Stokes and Marshall's Plan as of record in Book 547, page 172, Register's Office for said County.

SAID Part of said Lot fronts 71 feet on the easterly margin of 28th Avenue South or Compton Road and extends back between parallel lines 150.8 feet on its northerly line with the southerly margin of Stokes Avenue and 151 feet, more or less, on the southerly line to an alley, and shows 71 feet on said alley.

BEING the same property conveyed to Andrew J. Doyle by deed from W.E. Vinson and wife, Joe Ellen Vinson of record in Book 996, page 562, Register's Office for said County. Andrew J. Doyle has since died unmarried and Testate. By Will of record in Will Book 183, page 351, Probate Court Clerks Office for Davidson County, Tennessee and a certified copy of which was recorded in Book 8868, page 411, Register's Office for Davidson County, Tennessee, the said Andrew J. Doyle empowered the named Trustee with full power to convey subject property. By Letters of Successor Administration and by order of the said Probate Court both of record in Minute Book in the Probate Court Clerk's Office, and by Amended Order and _____ being placed of record as Exhibits A and B hereto, respectively, the said Tom Ware, was vested with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 172, said Register's Office.

This is improved property, known as: 1800 Natchez Trace, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of April, 2001.

Tom Ware, Successor Administrator and Trustee, of The Edgar J. Doyle Trust

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Tom Ware,** to me known (or proved to me on the basis of satisfactory evidence), to be Successor Administrator and Trustee of The Edgar J. Doyle Trust, the within named bargainor, a Trust, and acknowledged the execution of the foregoing instrument as such Successor Administrator and Trustee for the purposes therein contained.

Witness my hand and official seal on April 6, 2001

Notary Public

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

My Commission Expires MAY 28, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194,000.00

Affiant

Sworn and subscribed before me on the 9th day of April, 2001.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"

SEVENTH CIRCUIT (PROBATE) COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TRUSTEESHIP

Matter of **Edgar J. Doyle,** Docket No. **93P-211**

To: **Thomas H. Ware, Public Trustee:**

IT APPEARING that you having been appointed Trustee, and the Court now being satisfied as to your right as trustee of said trust, and you having been bonded and qualified according to law, and the Court having ordered that Letters Trusteeship be issued to you.

THEREFORE, you, **Thomas H. Ware, Public Trustee**, are empowered to enter upon the execution of said will and take into your possession, use and benefit of said Trust, the profits of the land, tenements, and chattels belonging to said Trust, and also the goods, chattels, and other personal property of said Trust; to bring such suits or action in relation thereto as may be deemed necessary; to return to the Court within sixty (60) days from this date, a perfect inventory thereof and to make annual accountings of all property and effects taken into your possession, and settling up the business of the Trust according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the provisions of said Trust, and the law of the land. HEREIN FAIL NOT.

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this 6th day of April, 2001.

Richard R. Rooker, Clerk

Order of 04.06.00
Public Trustee Bond

Thomas Burr D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I do solemnly swear or affirm that I will honestly and faithfully discharge the duties of Trustee, to the best of my knowledge and ability, so help me God.

Thomas H Ware

Subscribed to and sworn to, before me, this 6th day of April, 2001.

Richard R. Rooker, Clerk

Thomas Burr
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters Trusteeship, issued to **Thomas H. Ware, Public Trustee**, in this estate, and I do further certify that this person(s) is still acting as the Trustee in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this _____ day of _____, 20_____.

Richard R. Rooker, Clerk

_____ D.C.

EXHIBIT "B"

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

IN RE:	)	
	)	
THE ESTATE OF EDGAR J. DOYLE,	)	
	)	
Deceased.	)	**NO. 93P-211**
	)	
	)	
THOMAS H. WARE	)	
	)	
Successor Administrator.	)	

ORDER AMENDING ORDER OF DECEMBER 22, 1999

This cause came on to be heard on the 6th day of April, 2001, before the Honorable Frank G. Clement, Jr., Judge of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, upon the Motion of Thomas H. Ware, Successor Administrator of the Estate of Edgar J. Doyle, moving the Court to amend the Court's Order entered on December 22, 1999, appointing a Successor Administrator in this cause; the statements of counsel; and the entire record in this cause, from all of which the Court finds as follows:

1. The decedent, Edgar J. Doyle, died testate in Nashville, Davidson County, Tennessee, on February 3, 1993;

2. The decedent, Edgar J. Doyle, left a Last Will and Testament executed on October 22, 1992. Said Will was admitted to probate by this Court on February 16, 1993;

3. The Last Will and Testament of Edgar J. Doyle nominated the decedent's friend, Mr. William Hunt, as Executor of the decedent's estate, and as Trustee of the Edgar J. Doyle Trust created under the Will. The Court's Order of February 16, 1993, appointed William Hunt as Executor of the decedent's estate;

4. The Last Will and Testament of the decedent, executed on October 22, 1992, left the entirety of the decedent's estate to the Edgar J. Doyle Trust, for the use and benefit of the decedent's four (4) adult children;

5. On February 21, 1997, this Court entered an Order in this cause, removing William Hunt as Executor of the Estate of Edgar J. Doyle, and as Trustee of the Edgar J. Doyle Trust.

Said Order appointed Ronald K. Nevin as Successor Administrator of the Estate of Edgar J. Doyle, and as Successor Trustee of the Edgar J. Doyle Trust;

6. On December 22, 1999, pursuant to the resignation of Ronald K. Nevin, the Court entered an Order in this cause, removing Ronald K. Nevin as Successor Administrator of the Estate of Edgar J. Doyle. Said Order further appointed Thomas H. Ware as Successor Administrator c.t.a. of the Estate of Edgar J. Doyle. The said Thomas H. Ware has continued to serve as Successor Administrator c.t.a. subsequent to the entry of said Order on December 22, 1999;

7. The Court's Order of December 22, 1999, is silent as to the person, individual or entity who should serve as Successor Trustee of the Edgar J. Doyle Trust;

8. The Successor Administrator has recently entered into a contract for the sale of real property previously owned by the decedent, and currently owned by the Edgar J. Doyle Trust. However, it has come to the attention of the Successor Administrator that the Estate of Edgar J. Doyle does not have authority to transfer real property previously owned by the decedent; rather, said real property is owned by the Edgar J. Doyle Trust, and only the Trustee of said Trust has the authority to transfer good and lawful title to said property; and

9. It is the opinion of the Court that the Court's Order of December 22, 1999, contains a clerical error in failing to appoint a Successor Trustee of the Edgar J. Doyle Trust, and that said error should be corrected by amending said Order to include the appointment of a Successor Trustee of the Edgar J. Doyle Trust.

The foregoing being the findings of the Court, and the Court having so ruled,

It is therefore **ORDERED, ADJUDGED** and **DECREED** that the Motion to Amend Order of Appointment, heretofore filed in this cause by Thomas H. Ware, Successor Administrator of the Estate of Edgar J. Doyle, shall be, and the same is hereby **GRANTED.**

It is further **ORDERED, ADJUDGED** and **DECREED** that the Court's Order entered on December 22, 1999, shall be, and the same is hereby amended.

It is further **ORDERED, ADJUDGED** and **DECREED** that the Court's Order entered on December 22, 1999, shall include a provision whereby Tom Ware is appointed

to serve as Successor Trustee of the Edgar J. Doyle Trust, with bond ~~to be set at $~~ already provided on the Public Trustee, therefore, no additional bond is required, and with said Successor Trustee to be empowered with all the rights, duties, and responsibilities imposed by the Trust instrument. AC

It is finally **ORDERED, ADJUDGED** and **DECREED** that all other issues shall be reserved by the Court at this time.

ENTER this 6 day of April, 2001.

HON. FRANK G. CLEMENT, JR., JUDGE

APPROVED FOR ENTRY:

WARE & CRAWFORD

THOMAS H. WARE (BPR # 11179)
Successor Administrator
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

I hereby certify that this is a true copy of original instrument filed in my office this 6th day of April 2001
RICHARD R. ROOKER, CLERK
By _____ Deputy Clerk

RICHARD R. ROOKER

CERTIFICATE OF SERVICE

I hereby certify that I have forwarded a true and exact copy of the foregoing Order by U.S. Mail, postage prepaid, to (1) Mr. Russell Doyle, 488 Essex Park Circle, Franklin, Tennessee, 37069; (2) Ms. Barbara Stubblefield, 2823 Curacao Lane, Thompson Station, Tennessee, 37179; (3) Mr. Rodney Doyle, 1800 Natchez Trace, Nashville, Tennessee, 37212; (4) Ms. Lori Berry, c/o Mission To The World, P.O. Box 29765, Atlanta, Georgia, 30359; (5) Ronald K. Nevin, Esq., 1850 Parkway Towers, 404 James Robertson Parkway, Nashville, Tennessee, 37219; and (6) David Peluso, Esq., P.O. Box 250, Hohenwald, Tennessee, 38462, this 6th day of April, 2001.

Thomas H. Ware