PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43505
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Angela Scesa 2310 Sterling Road Nashville, Tennessee 37215	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 117-02-122

Davidson County DEEDWARR
Recvd: 09/18/02 14:43 5pgs
Fees:28.00 Taxes:999.00
20020918-0114018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lillian C. Faught Trustee of The Lillian C. Faught Trust,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela Scesa** 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 Easterly 10 foot of Lot #2 and the Westerly 90 feet of Lot #3 of block #9 on the plan of the Stokes tract, as of record in Book 974, page 24, Register's Office of Davidson County, Tennessee; said parts of Lot #2 and 3 front together 100 feet on the southerly side of Sterling Road and runs back 240.7 feet on the Westerly line and 241 feet more or less on the Easterly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Lillian Carothers Faught by deed from Francis Landstreet (formerly Maxwell) of record in Book 1101, Page 459, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8711, Page 12, said Register's Office, the said Lillian Carothers Faught conveyed subject property to the Lillian C. Faught Trust.

This instrument is executed by Nita F. Milbourn as conservator for Lillian C. Faught pursuant to a special order of the Seventh Circuit Court for Davidson County, Tennessee. A Copy of said order is attached as Exhibit "A" to this Deed.

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 20002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 24, said Register's Office, which Plan shows a minimum building setback line from Sterling Road.

This is improved property, known as: 2310 Sterling Road, Nashville, Tennessee 37215

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 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 11th day of September, 2002.

Lillian C. Faught, Trustee By: Nita F. Milbourn, Conservator

Lillian C. Faught, Trustee By: Nita F. Milbourn,
Conservator

State of Ohio
County of Summit

On this 11 day of September, 2002, before me the undersigned authority personally appeared **Nita F. Milbourn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lillian C. Faught**, as Conservator, as the free act and deed of said Ward.

Witness my hand and official seal on September 11, 2002.

CHERYL A. GAINER
Notary Public, State of Ohio
My Commission Expires May 25, 2006

Cheryl A. Gainer
Notary Public

My Commission Expires:_____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Sworn and subscribed before me this the 13th day of September, 2002

Notary Public

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

FILED

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

2002 AUG 29 PM 3:50

RICHARD R. ROOKER, CLERK

D.C.

NITA F. MILBOURN	)	
	)	
Petitioner,	)	
	)	
VS	)	No. 02P-1329
	)	
LILLIAN C. FAUGHT	)	
	)	
Respondent.	)	

SPECIAL ORDER

THIS CAUSE came to be heard before the Honorable Frank G. Clement, Jr., on August 20, 2002, at which time the Court appointed Nita F. Milbourn as the Conservator of the person and property of Respondent by Order dated August 20, 2002. Based upon the testimony of Petitioner and statements made in open Court by Petitioner's counsel, the Court also finds:

1. Respondent's residence at 2310 Sterling Road, Nashville, Tennessee, 37215 (the "Property") has been vacant for two (2) years and four (4) months.

2. Respondent has been a permanent resident of Lakeshore Wedgewood Senior Care Facility since April 2000 due to her age and disability and need for supervised care.

3. The annual expenditures for taxes, insurance, utilities and maintenance exceed Five Thousand Dollars and 00/100 ($5,000.00) per annum for Respondent's Property.

4. A contract (copy attached) for the sale of the Property for the cash sum of Two Hundred Seventy Thousand Dollars and 00/100 ($270,000.00) has been presented to Conservator.

5. The Property is assessed at Two Hundred Fifty Two Thousand Dollars and 00/100 ($252,000.00) by the Tax Assessor of Davidson County, Tennessee, as indicated by the attached appraisal notice, dated August 20, 2002.

6. The Property is deteriorating due to lack of occupancy and is susceptible to vandalism.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as follows:

1. The offer to purchase the Property for Two Hundred Seventy Thousand Dollars and 00/100 ($270,000.00) is a fair and equitable offer based on the tax assessed value of the Property.

2. The Conservator, Nita F. Milbourn, is authorized to sign the necessary documents and consummate the sale of the Property at 2310 Sterling Road, Nashville, Davidson County, Tennessee, and to distribute the net proceeds, after all expenses of the sale have been deducted, to the Conservatorship for Respondent Lillian C. Faught for Respondent's use and benefit.

ENTERED this 29 day of Aug, 2002.

JUDGE

APPROVED FOR ENTRY:

John M. Rankin, Jr.

John M. Rankin, Jr., #5196
Attorney for Petitioner
155 Franklin Road
Suite 270
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 29 day of AUGUST , 2002 , in the Case Number 02P1329 between MILBOURN, NITA F Petitioner, and FAUGHT, LILLIAN C Respondent, as same remains of record in Vol. 4667 , Page 861208 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 03 day of SEPTEMBER in the year two thousand two and in the 226th year of American Independence.

SEAL

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk