PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of December, 2002, by and between SENIOR CITIZENS, INC., A TENNESSEE CORPORATION, CONSERVATOR, FOR THE ESTATE OF MARY COATS , hereinafter called Grantor, and RAYMOND E. WOODSON &/OR PEGGY E. BROSIUS WOODSON, TRUSTEES U/A/D 9/16/98, OF THE WOODSON JOINT REVOCABLE LIVING TRUST, & ANY SUCCESSORS IN TRUST , hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SENIOR CITIZENS, INC., A TENNESSEE CORPORATION, CONSERVATOR, FOR THE ESTATE OF MARY COATS , Grantor, does hereby bargain, sell, transfer and convey unto RAYMOND E. WOODSON &/OR PEGGY E. BROSIUS WOODSON, TRUSTEES U/A/D 9/16/98, OF THE WOODSON JOINT REVOCABLE LIVING TRUST, & ANY SUCCESSORS IN TRUST , hereinafter referred to as Grantee, their successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4113 SAUNDERS AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 01/02/03 15:32 3pgs
Fees:18.00 Taxes:192.40
20030102-0000736

SENIOR CITIZENS, INC., A TENNESSEE CORPORATION, CONSERVATOR, FOR THE ESTATE OF MARY COATS

Katie Griffith Coordinator of Senior Support Service

KATIE GRIFFITH, COORDINATOR OF SENIOR SUPPORT SERVICE

Adrienne Lippard Dir LAH Svcs

ADRIENNE LIPPARD, DIRECTOR OF LIVING AT HOME SERVICES
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, KATIE GRIFFITH AND ADRIENNE LIPPARD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be COORDINATOR OF SENIOR SUPPORT SERVICE AND DIRECTOR OF LIVING AT HOME SERVICES, RESPECTIVELY, of SENIOR CITIZENS, INC., A TENNESSEE CORPORATION, CONSERVATOR, the within named bargainor, and that he/she as such COORDINATOR OF SENIOR SUPPORT SERVICE AND DIRECTOR OF LIVING AT HOME SERVICES, RESPECTIVELY, executed the foregoing instrument for the purpose therein contained, by signing the name of the CORPORATION by himself/herself/themselves as COORDINATOR OF SENIOR SUPPORT SERVICE AND DIRECTOR OF LIVING AT HOME SERVICES.

Witness my hand, at office, in MADISON, DAVIDSON County, this **23rd**, day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

RAYMOND E. WOODSON &/OR PEGGY E. BROSIUS WOODSON, TRUSTEES U/A/D 9/16/98
1210 Burton Rd
Mt. Juliot TN 37122

Property Address:

4113 SAUNDERS AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

MADISON

Map & Parcel #: MAP 61-10, PARCEL 93

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

EXHIBIT 'A'

BEING Lot No. 54 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Plat Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 85 feet on the westerly side of Saunders Avenue and extends back between parallel lines 300 feet to a dead line.

BEING a portion of the same property conveyed to Patricia E. Coats, unmarried, by Quitclaim Deed from Mary H. Coats, unmarried, of record in Book 7285, page 184, Register's Office for DAVIDSON County, Tennessee. Patricia E. Coats died intestate and unmarried on August 26, 1991, survived by her mother, Mary H. Coats as her sole heir and next of kin in accordance with the Affidavit of Heirship of record in Book 8688, page 250, said Register's Office. Subsequently Senior Citizens, Inc. was named Conservator for the said Mary H. Coats, a/k/a Mary Coats and by the Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division of record in Instrument No. *20030102-0000735, said conservator has the power to sell the herein property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 61-10, PARCEL 93).

2. All matters as set forth on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, pages 77 and 78, said Register's Office.