FILE NO: 2002106

BK 488

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Turner-Molette Family Ventures, LLC	(NAME) Same	Map 92-12, Parcel 350
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF WILLA MAI DAVIS, CONSERVATORSHIP,** has this day bargained and sold, and does hereby transfer and convey unto the said **TURNER-MOLETTE FAMILY VENTURES, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 and the northerly 10 feet of Lot No. 17 in Gov. McMillin's Plan of Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office, Davidson County, Tennessee.

Said Lot No. 16 and the northerly 10 feet of Lot No. 17 front together 60 feet on the westerly side of 15th Avenue North, formerly Stonewall Street, and run back 100 feet on the southerly line, and 101.7 feet on the northerly line, with the southerly margin of Hynes Street, to an alley, and measure 68.3 feet on said alley.

Being the same property demised to Willa Mai Davis by Last Will and Testament of Mary Elizabeth Davis, of record in Book 11712, page 108, Register's Office, Davidson County, Tennessee. The said Willa Mai Davis having been adjudged incompetent, title to above-described property is vested in the Estate of Willa Mai Davis, Conservatorship, Docket No. 02P-487, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $46,250.00.

Subscribed and sworn to before me this the 6th day of February, 2003.

Donna Ray Anthony, agent for GNRC Conservator
Affiant

My commission expires: ~~7/30/05~~ 10-21-06

Kay B. Housch, Notary Public

MARJORIE A. HAYNES NOTARY PUBLIC AT LARGE DAVIDSON CO.

This is improved property known as 227 15th Ave North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 6th day of February, 2003.

Estate of Willa Mai Davis, Conservatorship

By: Donna Ray Anthony agent for GNRC, Conservator

Donna Ray Anthony, Conservator
Agent, Office of the Public Guardianship Program
for the Elderly of the Greater Nashville Regional Counsel

Davidson County DEEDWARR
Recvd: 02/14/03 09:49 2pgs
Fees:13.00 Taxes:171.13

20030214-0020162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Estate of Willa Mai Davis, Conservatorship, by Donna Ray Anthony, Conservator**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 2003.

Majorie Haines

~~Kay B. Housch~~, Notary Public
My Commission Expires: ~~7/30/05~~ 10-21-06

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 161, page 119, Register's Office, Davidson County, Tennessee.