Box 17

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/03 15:02 2pgs
Fees:13.00 Taxes:222.00

20030311-0032346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 2003

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Heltsley (NAME) | Same (NAME) | MAP 83-5 |
| 1104 Petway Avenue (ADDRESS) | (ADDRESS) | PARCEL 185 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED WE Beatrice T. Jacobs , unmarried by The Guardianship and Trusts Corporation as Conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Heltsley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cobb's Subdivision of the R. K. Brown Property, as of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beatrice T. Jacobs by deed from Edward B. Fuqua and wife, Bessie Fuqua of record in Book 5418, page 347, Register's Office for Davidson County, TN. The said The Guardianship and Trusts Corporation having been appointed Conservator of the Estate of Beatrice T. Jacobs by the Probate Court for Davidson County, Tennessee (Docket No. 01P-1652) and order to sell property recorded in Instrument No. Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 332, page 144, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 1104 Petway Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 10th day of March 2003

Beatrice T. Jacobs
By: The Guardianship and Trusts Corp, Conservator
By Christine Royer for Guardianship & Trusts, Conservator for Beatrice Jacobs
Christine Royer, Associate Executive Director

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Christine Royer and _____ with whom I am personally acquainted and who upon his/her/herself oath(s) acknowledged himself to be the Associate Executive Director and _____ respectively of the The Guardianship and Trusts Corp the within named bargainor, and corporation, and that he/she as such Associate Executive Director and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Christine Royer as such Associate Executive Director, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 10th day of March, 2003 .

My commission expires 11/26/05 Laura A. Beasley

Notary Public