Davidson County DEEDWARR
Recvd: 07/14/03 10:23 3pgs
Fees:18.00 Taxes:222.00

20030714-0097846

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 FOURTH AVENUE, NORTH
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

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 30th day of June, 2003.

Notary Public

My Commission Expires: 1-24-2005

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Fletcher and Fry Real Estate Enterprise, LLC 405 Vadis Court Nashville, TN 37138	SAME	072-12-0-016.00 15DZ 55325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HALLIE WEAVER, CO-CONSERVATOR FOR THE ESTATE OF THOMAS L. WEAVER, and HALLIE B. WEAVER, his wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FLETCHER AND FRY REAL ESTATE, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Weaver and wife, Hallie B. Weaver by deed from Kenneth R. Parker and wife, Barbara M. Parker, of record in Book 3186, page 461, Register's Office for Davidson County, Tennessee. Pursuant to Order of Order Appointing Conservator in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division), Case No. 03P-760, Hallie Weaver was appointed Co-Conservator of Thomas L. Weaver, authorizing to transfer the property as set forth therein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 108, Register's Office for said County.

This is improved property known as 2204 Thistlewood Avenue, Nashville, TN 37216.

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, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of June, 2003.

Thomas L. Weaver by Conservator
Hallie Weaver

Hallie Weaver, Co-Conservator
Hallie Weaver

Hallie B. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HALLIE WEAVER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Co-Conservator**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of June, 2003.

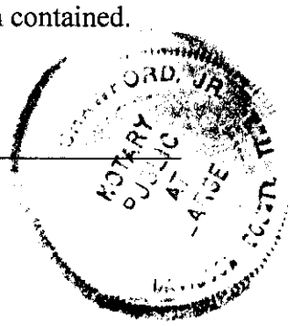
Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HALLIE B. WEAVER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 2003.



Notary Public

My Commission Expires: 10/25/03