This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 04/15/04 15:20 2 pgs
Fees:13.00 Taxes:259.00

20040415-0042660

CONSERVATOR'S DEE

Address new owner as:
C.R. Blackwood *et ux*
305 Singer ~~Avenue~~ DRIVE
Madison, Tennessee 37115

Send tax bills to:
Same

Map 82-8
Par 140

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Wanda Dye, Conservator of Lula R. Holt, pursuant to the authority and directions of the Probate Court of Davidson County, Tennessee, have this day bargained and sold, and do hereby transfer and convey to C.R. Blackwood and wife, Sheri N. Blackwood, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in the Fourth Councilmanic District of Davidson County, Tennessee, and being part of Lots 1 and 2 or. the Plan of J. R. Love's Subdivision of the Messengale Tract of record in Book 547, page 4, R.O.D.C., TN, more particularly described according to a survey by J. Bruce Rainey, Surveyor 4823, dated September 2, 2003, and known as Sob No. 030205 as follows.

Beginning at an iron pin set on the westerly margin of McFerrin Avenue, said point of beginning being the southeast corner of the C.R. Blackwood property of record in Book 10767, page 262, R.O.D.C., TN, said point of beginning also being 85 feet south of the intersection of the south margin of West Eastland Avenue with the west margin of McFerrin Avenue; thence with the margin of McFerrin, S 07 deg. 00 min. 00 sec. W 46.91 feet to an iron pin set; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 34.81 feet, said chord having a bearing of S 51 deg. 06 min. 54 sec. W a distance along the curve of 38.50 feet to an iron pin on the north margin of Cleveland Street, thence with the north margin of Cleveland Street, N 84 deg. 46 min. 12 sec. W 55.78 feet to an iron pin set; thence leaving Cleveland Street and with the line of C. R. Blackwood (Instrument No. 20000501 0043145 R.O.D.C., TN) N 07 deg. 00 min. 00 sec. E 72.06 feet to an iron pin set; thence S 84 deg. 07 min. 19 sec. E 80.00 feet to the point of beginning, containing 5603 Square Feet, more or less.

Subject to reservation of an easement along an existing driveway fronting on Cleveland Street for purposes of ingress and egress to the basement of a building known as 730 McFerrin Avenue, Nashville, TN. The building is located on Tract No. 3 as described in a deed of record in Book 2271, page 501, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Lula R. Holt (Tract 3) by deed from J. W. Slaughter and wife, Rachel B. Slaughter dated March 18, 1954, and recorded on March 18, 1954, in Book 2271, peed 501, said Register's Office.

This is improved property known as 730 McFerrin Avenue Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said C.R. Blackwood and wife, Sheri N. Blackwood, their heirs and assigns,

forever, as fully and completely as a conservator might or should convey the same, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2004.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assignees under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument but merely define the scope, nature and amount of such liability or obligations.

WITNESS my hand this 15th day of April 2004.

Wanda Dye, conservator of Lula R. Holt

WANDA DYE, Conservator of Lula R. Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Dye, Conservator of Lula R. Holt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me, this 15th day of April 2004.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.