This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 05/10/04 14:49 2pgs
Fees:13.00 Taxes:279.35
20040510-0053226

ADDRESS NEW OWNER:
Barbara M. Liddle
2229 Mires Rd.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
none

MAP **96**
GROUP **5**
PARCEL **176**

CONSERVATOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dorothy Jo Ann Griffin, Conservator of Dorothy Virginia Barnes, an incompetent person,** by power conferred by Letter of Conservatorship dated October 11, 2002 in the Seventh Circuit Court for Davidson County, Tennessee, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Barbara M. Liddle, a married woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of Kent Road at the corner of Lots Nos. 63 and 86; thence with the line between said lots easterly 161.23 feet to a point; thence northerly 135.65 feet to the south margin of McCampbell Avenue; thence with the margin of the same westerly 107.55 feet to a concrete monument, and continuing with the margin of said Avenue westerly 26.9 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the east margin of Kent Road; thence with the margin of said road, southerly passing a concrete monument at 73.82 feet a total distance of 91.32 feet to the beginning.

Being the same property conveyed to Ralph S. Barnes and wife, Dorothy B. Barnes (aka Dorothy V. Barnes) by deed, of record in Book 1781, page 373, Register's Office for Davidson County, Tennessee. Ralph S. Barnes having since died, survived by his wife, Dorothy Virginia Barnes, and his three children Karen Elaine Bice, Ralph Steven Barnes and Edwin Lee Barnes, who executed a Quitclaim Deed to Dorothy B. Barnes (aka Dorothy V. Barnes) of record in Book 6337, page 77 Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to restrictive covenants contained in an instrument of record in Book 1334, page 435 and in Book 1537, page 481, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee.
This is improved property known as 301 Kent Road, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 the 22nd day of April, 2004 .

Dorothy Jo Ann Griffin, Conservator, Of Dorothy Virginia Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy Jo Ann Griffin, Conservator**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who as conservator of Dorothy Virginia Barnes, an incompetent person, acknowledged that she executed the within Conservator Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of April, 2004.

NOTARY PUBLIC

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:

My Commission Expires June 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2004 .

NOTARY PUBLIC

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:

My Commission Expires June 26, 2005