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

Davidson County DEEDWARR
Recvd: 06/08/04 09:07 2 pgs
Fees:13.00 Taxes:129.50
20040608-0067386

CONSERVATOR'S DEED

Address new owner as:
Kiss Partners
c/o Eric Johnson
7188 Forest Oaks Drive
Nashville, Tennessee 37221

Send tax bills to:
Same

Map-Parcel
Map 92-13
Par 198

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, John E. Clemmons, Conservator of Marcelo and Amanda Elizabeth Ambrose, 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 Kiss Partners, its, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 66 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office of Davidson County, Tennessee.

Said Lot No. 66 fronts 57.5 feet on the easterly side of 33rd Avenue North, formerly Baron Street, and runs back between parallel lines with the northerly margin of Elkias Avenue 140 feet to a 12 foot alley.

BEING the same property conveyed to Marcelo Ambrose and wife, Amanda E. Ambrose by Warranty Deed from Princess P. Saavedra, a widow, and recorded in Book 8390, page 503, said Register's Office. John E. Clemmons, is the regularly appointed Conservator of Marcelo Ambrose and wife, Amanda Elizabeth Ambrose, having been appointed the same in a proceeding in the Probate Court for Davidson County, Tennessee, being No. 03P913 and 03P914

This is unimproved property known as 314 33rd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kiss Partners, its, successors 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 by merely define the scope, nature and amount of such liability or obligations.

This description is the same used in the previous deed of record.

WITNESS my hand this 27th day of May 2004.

JOHN E. CLEMMONS, Conservator of Marcelo and Amanda Elizabeth Ambrose

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Clemmons, Conservator of Marcelo and Amanda Elizabeth Ambrose, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 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 $35,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of May, 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.