PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46009
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/23/04 08:05 2pgs
Fees:13.00 Taxes:597.55
20041123-0140076

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cynthia Clark Matthews 1109 Montrose Place Nashville, Tennessee 37204	Option One Mortgage 22630 Davis Drive Sterling, VA 20164

TAX MAP-PARCEL NUMBERS: 118-1-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$161,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Ware, Conservator for the Financial Estate of Cecelia N. Adkins, with full power**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cynthia Clark Matthews*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* unmarried

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Montrose Place, as of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 50 feet on the southerly side of Montrose Avenue and runs back 151.4 feet on the westerly line and 152.9 feet on the easterly line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to John W. Adkins and wife, Cecelia N. Adkins by deed from Amanda Puckett of record in Book 5911, page 925, Register's Office for Davidson County, Tennessee. John W. Adkins has since died thereby leaving Cecelia N. Adkins as surviving tenant by the entirety. Thomas H. Ware subsequently was appointed conservator for Cecelia N. Adkins by The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Doc. No. OOP-1339. By Order of said Court this conveyance was approved and Thomas H. Ware as Conservator was granted Full Power to Convey subject property. A certified copy of said order is being recorded concurrently herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All matters setout on The Plan, with Owner's Certificate, of record in Plat Book 57 Page 93, said Register's Office.

This is improved property, known as: 1109 Montrose Avenue, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of November, 2004.

Thomas H. Ware, Conservator for
Cecelia N. Adkins

Thomas H. Ware, Conservator for the Financial
Estate of Cecelia N. Adkins, with full power

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2004 , before me the undersigned authority, personally appeared Thomas H. Ware, Conservator for the Financial Estate of Cecelia N. Adkins, with full power, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/06

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $161,500.00

Affiant

Sworn and subscribed before me this the 15th day of November, 2004

Donna Carol Valnes
Notary Public

My Commission Expires: May 24, 2008

DONNA CAROL VALNES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008