BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY NOTARY PUBLIC EXP. 1124/07 DAVIDSON COUNTY, TENN. AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonja Faye Reid	Tonja Faye Reid	Map 133-14
(NAME) 4820 Lynn Drive	(NAME) 4820 Lynn Drive	Parcel 81.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DIANA B. LEGG**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONJA FAYE REID, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Elysian Park as of record in Book 2331, page 32, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Leon Legg and wife, Diana B. Legg by deed from Howard E. Wakefield and wife, Edith L. Wakefield, of record in Book 5830, page 837, in the Register's Office for Davidson County, Tennessee. The said Robert Leon Legg has since died vesting title solely in Diana B. Legg as the surviving Tenant By the Entirety. The Court of Common Pleas Probate/Juvenile Division, Lawrence County, Ohio, has authorized the sale of said property by Philip J. Heald. Said Order is attached hereto as Exhibit "A".

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 32, said Register's Office; and (c) sewer easement of record in Book 5377, page 655, said Register's Office.

unimproved ☐
This is improved ☒ property known as 4820 Lynn Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 1st day of February, 2005.

DIANA B. LEGG

By: Philip J. Heald
Philip J. Heald, Guardian

Davidson County DEEDWARR
Recvd: 02/04/05 12:03 3 pgs
Fees:18.00 Taxes:388.50

20050204-0013298

STATE OF OHIO
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Philip J. Heald**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Guardian for Diana B. Legg and executed the within instrument as such Guardian.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2006.

Commission expires: 9/1/09

Notary Public

EXHIBIT "A"

IN THE COURT OF COMMON PLEAS
PROBATE/JUVENILE DIVISION
LAWRENCE COUNTY, OHIO

PHILIP J. HEALD, GUARDIAN
OF THE ESTATE OF:
DIANA L. LEGG

PLAINTIFF,

v.

ALL UNKNOWN PERSONS
ENTITLED TO THE NEXT ESTATE
OF INHERITANCE FROM THE
WARD DIANA LEGG IN THE
REAL ESTATE WHO RESIDE
IN STATE OF OHIO

DEFENDANTS.

CASE NO: 04 CI 13

ENTRY

This matter came before the Court on Plaintiff's complaint to sell real estate of the ward.

The Court finds that the Defendants were notified by publication in the Ironton Tribune but were not present in Court. Philip J. Heald was present on behalf of the ward.

The Court finds that all requirements of the law have been met and therefore ORDERS that the real property located at 4820 Lynn Drive, Nashville, TN 37211, shall be sold for the amount of the appraisal which is $102,000.00. Said appraisal is attached hereto.

Judge David Payne

Philip J. Heald #0067092
Guardian for the Estate
of Diana Legg

PHILIP J. HEALD CO., L.P.A.
ATTORNEY AT LAW
112 SO. 6TH STREET
IRONTON, OH 45638
(740) 532-4169