Box 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$169,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **FEBRUARY, 2005**. Notary Public MY COMMISSION EXPIRES: **September 22, 2007.** (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDY HAMM, ET AL	**GEORGE R. FUSNER, JR., GUARDIAN**	**84-12-42**
(NAME) **3106 KNOBDALE ROAD**	(NAME) **116 WILSON PIKE, SUITE 210**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/15/05 14:44 8 pgs
Fees:43.00 Taxes:628.63
20050215-0017212

WARRANTY DEED

FOR AND IN 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, **WE, KENTON SHADDOX AND WIFE, TAMMIE D. SHADDOX, F/K/A TAMMIE D. ELGIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDY HAMM AND CHRISTOPHER D. FRANKLIN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND GEORGE R. FUSNER, JR. AND HIS SUCCESSORS IN OFFICE AS GUARDIAN OF CHRISTOPHER DANIEL FRANKLIN FOR THE LIFE OF CHRISTOPHER DANIEL FRANKLIN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kenton Shaddox and Tammie D. Elgin, both unmarried by deed from Michael Brejda and wife, Julie Brejda of record in Book 11407, page 70, Register's Office for Davidson County, Tennessee. Tammie D. Shaddox and Tammie D. Elgin are one and the same person.

This conveyance is subject to all matters as set forth in the Plan of record in Book 1835, page 91, restrictions of record in Book 2333, page 87, said Register's Office, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee. ****This conveyance is further subject to an order of the Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 04P-1231 entered on January 28, 2005, a copy of which is attached hereto as Exhibit "A".****

Unimproved ( )
This is improved(X) property, known as **3106 KNOBDALE ROAD, NASHVILLE, TN 37214**
(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 assigns forever; and we do covenant with the said GRANTEES that we am 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 our hands this 15th day of February, 2005.

Kenton Shaddox
KENTON SHADDOX

Tammie D. Shaddox
TAMMIE D. SHADDOX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENTON SHADDOX AND WIFE, TAMMIE D. SHADDOX** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2005.

My commission expires: **September 22, 2007**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2005 JAN 28 AM 10

RICHARD R. ROOKER, C

IN RE: THE GUARDIANSHIP OF CHRISTOPHER DANIEL FRANKLIN DOCKET NO. 04P 1231

ORDER APPROVING PURCHASE OF REAL PROPERTY AND INTERIM PROPERTY MANAGEMENT PLAN

THIS CAUSE CAME ON TO BE HEARD on the 28th day of January, 2005, before the Honorable David R. Kennedy, Probate Judge, Circuit Court for Davidson County, Tennessee, upon the *Petition to Approve Purchase of Real Property and Interim Property Management Plan*, the review of the Purchase and Sale Agreement, Appraisal, Property Inspection Report, and statement of counsel, whereupon it appeared unto the Court that the Guardian, George R. Fusner, Jr., entered into a contract subject to court approval for the purchase of a home located 3106 Knobdale Road, Nashville, Davidson County, Tennessee 37124 for the use of his ward, Christopher Daniel Franklin. Currently Christopher Daniel Franklin lives with his parents in a rented home that is unsuitable for his long term needs. Christopher Daniel Franklin has 24 hour nursing care, uses supplemental oxygen, is fed by a feeding tube, and endures deep suction several times a day. Consequently, he is in need of a separate room in a home that is essentially a hospital equipped room. Christopher has a life expectancy in excess of 15 years. Thus, it is in his best interest that a permanent residence be purchased to provide a stable environment for his long-term care and needs.

The Guardian exhibited to the Court a contract for 3106 Knobdale Road, Nashville, Davidson County, Tennessee 37214. The home as described therein, is in

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

excellent condition and will without significant modification meet the long term needs of Christopher Daniel Franklin. The contract is for a purchase price of $169,900.00 subject to this court's approval. The Guardian has obtained an appraisal also for $169,900.00. The listing agreement together with the inspection report indicate that the home is in good condition and suited for Christopher Daniel Franklin and his caretakers.

Consequently, it appears unto the Court and the Court is of the opinion, that the purchase of the real property located at 3106 Knobdale Road, Nashville, Davidson County, Tennessee 37214, is in the best interest of the ward and should be made with funds of Christopher Daniel Franklin currently held by his Guardian. The real property should be titled in "Christopher D. Franklin and Brandy Hamm, as joint tenants with the right of survivorship, and the Guardianship of Christopher Daniel Franklin for the life of Christopher Daniel Franklin." Further, the deed should contain the restriction that no interest in the real property shall be assigned, encumbered, sold, conveyed, or otherwise altered by any party without further orders of this Court. The Guardian further pointed out to the Court that special movers will be needed to move the equipment necessary for Christopher Daniel Franklin.

In addition, due to the fact that Christopher Daniel Franklin's care requires reliable utility service to the home, the Guardian has suggested that an emergency backup generator be installed on the real property so as to provide electricity to the home in the event of a power outage. The Guardian has obtained an estimate of $13,000.00 for all costs associated with the purchase and installation of such a generator. The Court agrees that this is an appropriate expenditure and in the best interest of Christopher Daniel Franklin.

To protect the asset of the ward, the Court is of the opinion that the Guardian should purchase and is hereby authorized to purchase insurance on the home and pay the insurance premium for the said policy. Lastly, it is apparent that utilities are necessary for the ongoing care of Christopher Daniel Franklin. Thus, the Guardian is authorized to pay on a monthly basis, all utilities associated with the real estate including electricity, natural gas, water, sewer, and cable.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED as follows:

1. That the Guardian is hereby authorized to purchase with funds of his ward, the real property located at 3106 Knobdale Road, Nashville, Davidson County, Tennessee 37214 for the sum of $169,900.00, plus appropriate closing costs in accordance with the contract attached to the Motion. The expenditures of the Guardian prior to the date hereof for the property inspection and appraisal are hereby approved;

2. That the real property be titled in the name of "Christopher D. Franklin and Brandy Hamm, as joint tenants with the right of survivorship, and the Guardianship of Christopher Daniel Franklin for the life of Christopher Daniel Franklin";

3. That no interest in this real estate owned by any party shall be assigned, transferred, conveyed, or encumbered without further orders of this Court. This restriction shall be placed in any deed, or a certified copy of this Order shall be recorded with the deed;

4. That the Guardian may expend moving costs to move Christopher Daniel Franklin and his medical equipment from its present location to the real estate with said expenditures not to exceed the sum of $1,500.00;

5. That the Guardian shall be permitted to contract and pay for the cost of installing a permanent stand-by generator for the provision of electricity to the real property in the event of a power outage with said expenditure not to exceed the sum of $13,000.00.

6. That the Guardian shall obtain property insurance on the real property together with liability insurance to protect the interest of the Guardianship and to pay on a periodic basis the premiums therefore; and,

7. The Guardian is hereby authorized without further orders of this Court to pay on a periodic basis all utilities associated with the occupancy of the home, including but not limited to, electricity, natural gas, water, sewer, and cable.

Any and all other matters related to the property of the ward are hereby reserved for further hearings.

ENTERED this ____ day of January, 2005.

JUDGE

APPROVED FOR ENTRY:

GEORGE R. FUSNER, JR., #5614
116 Wilson Pike Circle
Suite 210
Brentwood, Tennessee 37027
Phone: (615) 251-0005
Facsimile: (615) 370-8447
gfusner@aol.com

Guardian for Christopher Daniel Franklin

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the foregoing has been mailed, first class, postage prepaid, to Randall J. Phillips, Esquire, 1269 North Highland Avenue, Jackson, Tennessee 38303 and Ms. Brandy Hamm and Mr. Christopher D. Franklin, 175 Jacksonian Drive, Hermitage, Tennessee 37076, on this the 20th day of January, 2005.

George R. Fusner, Jr.

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 28 day of JANUARY , 2005 , in the Case Number 04P1231 between HAMM, BRANDY ET.AL Petitioner, and FRANKLIN, CHRISTOPHER DANIEL Respondent, as same remains of record in Vol. 5764 , Page 1784263 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 02 day of FEBRUARY in the year two thousand five and in the 228th year of American Independence.

RICHARD R. ROOKER, Clerk

By Patty Jack Deputy Clerk

SEAL

RICHARD R. ROOKER CIRCUIT COURT CLERK