Davidson County DEEDWARR
Recvd: 03/02/05 09:25 2 pgs
Fees:13.00 Taxes:294.15
20050302-0022755

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

CONSERVATOR'S DEED

Address new owner as:
L & O Farms, LLC, as Trustee
of the 4133 Edwards Avenue Trust
8517 Coopertown Road
Joelton, Tennessee 37080

Send tax bills to:
Same

Map-Parcel
Map 61-6
Par 86

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, Rebecca Chapman Russell, Conservator of Claradell Lancaster Renfro, 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 L & O Farms, LLC, as Trustee of the 4133 Edwards Avenue Trust, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT I:

LAND in Davidson County, Tennessee, being the northerly 54 feet of the southerly 70 feet of the easterly 200 feet of' Lot No. 131 on the Plan of Maplewood Heights Subdivision, as of record in Bock 547, page 78, Register's Office for said County.

Said part of Lot No. 131 fronts 54 feet on the westerly side of Edward Avenue end extends back between parallel lines, 200 feet to a dead line.

TRACT II:

LAND in Davidson County, Tennessee, being part of Lot No. 131 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of the property conveyed to Jesse E. Renfro and wife, by deed from William James True and wife, of record in Book 2804, page 412, said Register's Office, said point being also 16 feet north of the northerly line of Lot No. 132 on said plan; thence westerly, parallel with and 16 feet from the line between Lots Nos. 131 and 132, 100 feet; thence northerly 54 feet; thence easterly 100 feet to said Renfro's northwest corner; thence with said Renfro's western boundary line southerly 54 feet to the beginning.

BEING the same property conveyed to Jesse E. Renfro and wife, Claradel Renfro, by deed from William James True and wife, Alice True, filed in Book 2804, page 412 and Book 3033, page 554, said Register's Office. Rebecca Chapman Russell, is the regularly appointed Conservator of Claradell Lancaster Renfro, having been appointed the same in a proceeding in the Probate Court for Davidson County, Tennessee, being No. 04P-1007. The said Claradell Lancaster Renfro and Claradel Renfro being one and the same person.

This is unimproved property known as 4133 Edwards Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said L & O Farms, LLC, as Trustee of the 4133 Edwards Avenue Trust, 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.

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

WITNESS my hand this 11th day of February 2005.

Rebecca Chapman Russell
REBECCA CHAPMAN RUSSELL
Conservator of Claradell Lancaster Renfro

STATE OF FLORIDA)
)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Chapman Russell, the regularly appointed Conservator of Claradell Lancaster Renfro, 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 11th day of February 2005.

Gilbert H. Riddell
Commission #DD322703
Expires: May 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

R
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $79,500.00.

Tommy Owen
AFFIANT

Subscribed and sworn to before me, this 14th day of February, 2005.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires SEPT. 28, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF 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.