This instrument prepared by:
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222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2005180

Davidson County DEEDWARR
Recvd: 12/27/05 09:16 2 pgs
Fees:13.00 Taxes:273.80
20051227-0153449

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) B. B. Doubleday Jr.	(NAME) Same	Map 60-3, Parcel 50
(STREET ADDRESS) 216 15th Ave N.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37203	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Guardianship and Trusts Corporation of Tennessee, a Tennessee corporation, as Temporary Guardian of Robbie D. Hooberry, Guardianship** has this day bargained and sold, and does hereby transfer and convey unto the said, **B. B. DOUBLEDAY JR. a married man**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Oak Park, Section I, as of record in Book 3600, page 84, Register's Office, Davidson County, Tennessee. Said lot fronts 89 feet on the northwesterly side of Larkspur Drive and extends back between lines 220 feet to a dead line in the rear on which it measures 92.64 feet.

Being the same property conveyed to Clayton B. Hooberry and wife, Robbie D. Hooberry by deed of record in Book 4077, page 754, Register's Office, Davidson County, Tennessee. The said Clayton B. Hooberry having since died and Robbie D. Hooberry having been declared incompetent, and Guardianship and Trusts Corporation of Tennessee, a Tennessee corporation having been appointed Temporary Guardian and authorized to convey title to the herein described property by Petition for Court Authorization to Sell Real Property and Extension of the Temporary Guardianship for Six Months recorded in Instrument #20051227-0153447, and Order recorded in Instrument #20051227-0153448, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me this the 22nd day of December, 2005.

Affiant

My commission expires: 7/25/09

Notary Public

KAY B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

This is improved property known as 3112 Larkspur Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 22nd day of December, 2005.

Guardianship and Trusts Corporation of Tennessee, a Tennessee corporation, as Temporary Guardian of Robbie D. Hooberry, Guardianship

By: Christine Royer for Guardianship & Trusts Corp as Temporary Guardian for Robbie Hooberry
Christine Royer
Its: Associate Executive Director

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said County and State, Christine Royer, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Associate Executive Director of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2005.

Notary Public
My Commission Expires 2/25/09

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires JAN 25, 2009

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 3600, page 84, Register's Office, Davidson County, Tennessee; amended in Book 3864, page 82, said Register's Office.
3. Subject to Easement of record in Book 5032, page 539, Register's Office, Davidson County, Tennessee.