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Davidson County DEEDQC
Recvd: 01/05/06 15:54 5 pgs
Fees:27.00 Taxes:0.00
20060105-0001876

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows:	**Send Tax Bills To:**	**Map & Parcel Number:**
Robert S. Biscan and wife Evelyn Biscan, Co-conservators 505 Dekemont Lane Brentwood, TN 37027	SAME	Map 160-11-A Parcel 91.00 12325

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Jennifer Biscan, an unmarried person, and Robert S. Biscan and Evelyn Biscan, in their capacities as Co-Conservators for Jennifer Biscan, pursuant to Letters of Conservatorship and an Order of Limited Conservatorship of record in Case No. C31536, in the Chancery Court for Williamson County, Tennessee, the Grantors, in order to transfer and convey all right, title and interest which Jennifer Biscan may hold in the herein described real property, by these presents do hereby quitclaim and convey unto Robert S. Biscan and wife Evelyn Biscan as Co-Conservators for Jennifer Biscan, the Grantees, their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 91, on the Plat of Hemmingwood, Phase II, III and IV, of record in Plat Book 6900, pages 6, 7, and 8, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer Biscan, an unmarried person, by Warranty Deed from Roy Skinner and wife, Nathleene Skinner, of record as Instrument No. 20050719-0083764, Register's Office for Davidson County, Tennessee.

This is improved property known as 5506 Hearthstone Lane, Brentwood, Tennessee 37027.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness their hand this 5th day of December, 2005.

Jennifer Biscan

Jennifer Biscan

Robert S. Biscan, Co-Conservator

Evelyn Biscan, Co-Conservator

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Jerri Bain, a Notary Public in and for said County and State, the within named, **JENNIFER BISCAN**, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Brentwood, Tennessee, this 5th day of Dec, 2005.

Jerri Bain

NOTARY PUBLIC

3-19-07

Commission Expiration Date

JERRI BAIN NOTARY PUBLIC TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Jerri Bain, a Notary Public in and for said County and State, the within named, **ROBERT S. BISCAN**, Co-Conservator, the 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, in his capacity as a Co-Conservator for Jennifer Biscan.

WITNESS my hand and seal at Brentwood, Tennessee, this 5th day of Dec, 2005.

Jerri Bain
NOTARY PUBLIC

3-19-07
Commission Expiration Date

JERRI BAIN NOTARY PUBLIC TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Jerri Bain, a Notary Public in and for said County and State, the within named, **EVELYN BISCAN**, Co-Conservator, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, in her capacity as a Co-Conservator for Jennifer Biscan.

WITNESS my hand and seal at Brentwood, Tennessee, this 5th day of _____, 2005.

Jerri Bain
NOTARY PUBLIC

3-19-07
Commission Expiration Date

JERRI NOTARY PUBLIC TN COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Robert L Biscan
Affiant

Subscribed and sworn to before me, this 5th day of Dec, 2005.

Jeri Bain
Notary Public

3-19-07
Commission Expiration Date

JERRI BAIN
NOTARY PUBLIC AT LARGE
COUNTY, TN

N:\Clients A-F\Biscan Robert and Evelyn Bisc 10475\Conservatorship 13910\Other\Quitclaim Deed.doc

LETTERS OF CONSERVATORSHIP

WILLIAMSON COUNTY CHANCERY COURT, FRANKLIN, TENNESSEE

ROBERT S. BISCAN

EVELYN BISCAN

No.C31536

CO-CONSERVATORS OF THE PROPERTY AND
LIMITED CONSERVATORSHIP OF THE PERSON OF

JENNIFER L. BISCAN

A Citizen of Williamson County:

Whereas, It appearing to the Chancery Court of said County that Jennifer L. Biscan has been found to be a disabled person pursuant to T.C.A. § 34-3-101 et seq. and the Court being satisfied as to your right to the conservatorship of her property and a limited conservatorship of her person, and you having given bond or such bond waived and qualified according to law, and the Court having ordered that Letters of Conservatorship be issued to you. You are hereby authorized to make all decisions relating to the management of her property, the right to dispose of real or persona property subject to court approval, the right to enter into contractual relationships and/or incur contractual liability, and the right to prosecute and/or to compromise legal claims.

You are further authorized to take into your possession, for the use and benefit of said ward, the profits of the lands, tenements, and hereditaments belonging to said Jennifer L. Biscan, and also the goods, chattels, and other personal estate of the said person; to bring such suits or actions in relation thereto as may be deemed necessary. Herein fail not.

Witness, Elaine B. Beeler, Clerk & Master of said Court, at office, this 19 day of July, 2005

Clerk & Master

STATE OF TENNESSEE, WILLIAMSON COUNTY.

I (or we) do solemnly swear that I (or we) will honestly and faithfully discharge the duties of conservator of Jennifer L. Biscan according to law, to the best of my knowledge and ability. So help me God.

Subscribed and sworn to before me, this 19 day of July, 2005

Clerk & Master

THE CHANCERY COURT SEAL WILLIAMSON CO. TN

STATE OF TENNESSEE, WILLIAMSON COUNTY.

I, Elaine B. Beeler, Clerk & Master of the Chancery Court of Williamson County, Tennessee, do hereby certify that the above is a full, true and complete copy of the Letters of Conservatorship issued by this Court in this Conservatorship; these Letters are still in full force and effect as of this date; and these Letters appear on file in the office of the Clerk and Master for Williamson County, Tennessee.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of September, 2005

Clerk & Master

THE CHANCERY COURT SEAL WILLIAMSON CO. TN