WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/1/2007

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Hall (NAME)	SAME (NAME)	Map 133-1 Parcel 02900
2494 Old Natchez Trace Rd (ADDRESS)	(ADDRESS)	
Franklin TN 37069 (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, WE, **Conservator of Harley A. Jones**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard H. Hall**, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of an Addition to and Revision of certain lots in H. G. McNabb's Subdivision, as of record in Book 1130, page 79, Register's Office for said County.

Said Lot No. 31 fronts 95 feet on the easterly side of Harlin Drive and runs back 168.4 feet on the northerly line and 166.7 feet on the southerly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to Harley A. Jones and wife, Ruth M. Jones by warranty deed of Earl J. Van Winkle and wife, Pauline M. Van Winkle of record in Book 4357, page 456, Register's Office of Davidson County, Tennessee. The said Ruth M. Jones having since died and by operation of law said property is vested in Harley A. Jones.

This conveyance is subject to: (1) Subject to all matters appearing of record in Book 1130, page 79, Register's Office of Davidson County, Tennessee. (2) Restrictive covenants of record in Book 1333, page 387, Register's Office of Davidson County, Tennessee.

SEE EXHIBIT FOR ORDER APPROVING SALE OF IMPROVED REAL PROPERTY ATTACHED

unimproved ☐
This is improved ☒ property, known as 3200 Harlin 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.

Davidson County DEEDWARR
Recvd: 01/24/06 11:11 4 pg
Fees:23.00 Taxes:140.60
20060124-0009046

Witness my hand this 20th day of January, 2006.

Conservator of Harley A. Jones

By: Kim Hale, agent, GNRC, PGPE, Conservator

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kim Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged Kim Hale to be the Conservator of Harley A. Jones the within named bargainor, and that Kim Hale as such Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Kim Hale as Conservator of said Harley A. Jones.

Witness my hand and official seal at Franklin, Tennessee this 20th day of January, 2006.

Commission expires: May 28, 2006

LINDA C. MURPHY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Linda C. Murphy
Notary Public

794-8017

JAN. 9. 2006 10:42AM VETSO 5152983305 NO. 222 P. 2

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY TENNESSEE
AT NASHVILLE
(PROBATE DIVISION) 2006 JAN -9 AM 10: 35

IN RE:
HARLEY A. JONES
Ward

No. ~~04P-1865~~ D.C.
Notice of Entry
Requested

ORDER APPROVING SALE OF IMPROVED REAL PROPERTY

This matter came to be heard on the 16th day of December 2005 before the Honorable Randy Kennedy, Judge, upon the motion of the Guardianship program for the Greater Nashville Regional Council Public Guardianship Program for the Elderly ("PGPE") for approval to sell the improved real property located at 3200 Harlin Drive, Nashville Tennessee for the cash price of $38.000.00.

It appears to the Court that the improvements on the real property are in a very rough condition. While the appraised price is $45.000.00, the proposed contract price of $38,000.00 is a cash price, AS IS, with the seller to pay all closing costs and no real estate agent is involved.

It is, therefore, ORDERED that the proposed contract to sell the Ward's improved real property is approved and ratified as being commercially reasonable and the conservator shall proceed with the closing of the sale.

This 9 day of Jan. 200 6

Randy Kennedy, JUDGE

APPROVED FOR ENTRY:

Amanda McClendon
BPR #11050
Attorney for the Conservator
2806 Bransford Ave
Nashville Tennessee 37204
Voice: 615/ 298.4466
Facsimile: 615/298.3305
Email: amandamcclendon@att.net
Website: www.TennesseeAttorney.com

Certificate of Service

I hereby certify that a true and correct copy of the foregoing was mailed to the following:

Kim Hale, Agent
Greater Nashville Regional Council
Public Guardianship Program
for the Elderly ("PGPE")
501 Union St Sixth Floor
Nashville Tennessee 37219-1705
Voice 615 862-8828
Fax 615 862-8840

Barbara Guffee
2468 Old Natchez Trace
Franklin TN 37069

On this 16th day of December 2005.