THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $408,000.00. Meredith C Thomas **Affiant** Subscribed and sworn to before me, this 16th day of March, 2006. Notary Public My Commission Expires: 5/23/09

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 23, 2009

Address New Owner As Follows:
Meredith C. Thomas
5208 Ravens Glen
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel Number:
172-14-0-B 256.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, Administrator for the Estate of VICTOR MICHAEL FOX,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MEREDITH C. THOMAS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 03/20/06 15:20 6 pgs
Fees:33.00 Taxes:1509.60
20060320-0031900

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Winfield Park, Phase 2, Section 2, a planned unit development, of record as Instrument no. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to V. Michael Fox, an unmarried person, by deed from Richard H. Pauley and wife, Judith Pauley, of record as Instrument No. 20050902-0105405, Register's Office for Davidson County, Tennessee; the said V. Michael Fox having since died intestate and his only heirs-at-law being Victor Michael Fox, Jr., and Angela K. Fox and Jeff Mobley having been appointed Administrator and authorized to sell subject property and sign this deed by Order of the Seventh Circuit for Davidson County, a copy of this Order being attached hereto.

It is hereby agreed and understood that V. Michael Fox and Victor Michael Fox is one and the same person.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants of record in Book 11113, page 691, Register's Office for Davidson County, Tennessee, and Instrument No. 20001211-0122000 and re-recorded in 20020520-0061426, said Register's Office.

3. Matters shown on the Plan of record as Instrument no. 20030422-0052787, Register's Office for said County.

4. Easements of record in Book 11124, page 852 and Book 11628, page 204, Register's Office for said County.

5. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 5208 Ravens Glen, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I 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 further covenant and bind myself, my our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of March, 2006.

ESTATE OF VICTOR MICHAEL FOX

By: _____
Jeffrey Mobley, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Administrator**, 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, at office, this 15th day of March, 2006.

_____
Notary Public

My Commission Expires _____

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

279567.1/2006131

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

2006 MAR 10 PM 12: 13

RICHARD R. ROOKER, CLERK

D.C.

IN RE:	)	
	)	
THE INTESTATE ESTATE OF VICTOR MICHAEL FOX, DECEASED	)	**No. 05P-1827**
	)	
	)	

ORDER RE SALE OF REAL PROPERTY

This cause came on to be heard on the 10th day of March, 2006, before Randy Kennedy, Judge, upon the Petition of the Administrator asking the Court to ratify a certain Contract for the sale of the decedent's house and to authorize the Administrator to sell the house pursuant to the Contract.

Whereupon, based upon the Petition and the documents attached therewith and from the statements of Petitioner in open court, it appears to the Court that the Petitioner has secured a Contract of Sale for the decedent's residence at 5208 Ravens Glen, Nashville, Tennessee, through a listing with a broker, the Contract is in customary form, the proposed buyer is a disinterested third party, and the sales price is at or above the property's fair market value; and

It further appearing to the Court that because of the claims filed against the Estate that it is necessary for the realty to be sold by the personal representative in accordance with T.C.A. § 30-2-402, so as to pay expenses and/or taxes or to satisfy the claims of the Estate; and

It further appearing that the beneficiaries of this intestate estate, the decedent's two children, are represented by counsel, have received notice of the Petition and of this hearing, and have not objected to the Petition.

It is, therefore, **ORDERED, ADJUDGED AND DECREED** that the Petition is approved, the Contract is ratified, and Jeffrey Mobley, Administrator, is authorized to sign the warranty deed and any other instruments at closing so as to vest title in the purchaser under the Contract with respect to the house and lot known as 5208 Ravens Glen, Nashville, Davidson County, Tennessee, Metro Tax Map 172-14-0-B, Parcel 256.00, being Lot No. 185 on the Plan of Winfield Park Phase 2 Section 2, a Planned Unit Development, of record in Instrument No. 20030422-0052787, Register's Office For Davidson County, Tennessee, being the same property conveyed to V. Michael Fox from Richard H. Pauley and wife, Judith Pauley, by deed of record as Instrument No. 20050902-0105405, said Register's Office.

ENTER:

Randy Kennedy, Judge

APPROVED FOR ENTRY:

Jeffrey Mobley, attorney

Howard & Mobley, PLLC
200 31st Ave., North Suite 100
Nashville, Tennessee 37203
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com
Tennessee Supreme Court Reg. No. 10064

Attorney for Petitioner

I hereby certify that this is a true copy of original instrument filed in my office this 10th day of March 2006
RICHARD R. ROOKER, CLERK
By _____ D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

This is to certify that a copy of this Petition has been served by first-class mail, postage pre-paid, upon Mark A. Baugh, Branch H. Henard, III, and on Marc T. McNamee, this 10th day of March, 2006.

Jeffrey Mobley