03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Emily Dunn
Affiant

Davidson County DEEDWARR
Recvd: 04/17/06 15:51 2 pgs
Fees:13.00 Taxes:447.70
20060417-0043627

Subscribed and sworn to before me, this 6th day of April, 2006.

Karen McCalla
Notary Public
My commission expires:

KAREN McCALLA NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

03-0603-33468

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Monvel T. Maskew, Jr.	SunTrust Mortgage, Inc.	090-16-0-045.00
543 American Road	201 Fourth Avenue North, 7th Floor	
Nashville TN 37209	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Monica Edwards, Conservator of the person and estate of Lucy C. Richardson pursuant to Order Appointing Conservator, Docket #06P-199, Seventh Circuit Court for Davidson County, Tennessee, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Monvel T. Maskew, Jr., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Charlotte Park, Section I, of record in Book 2663, Page 2-6, Register's Office for said County, described as follows:
>
> Said Lot No. 39 fronts 79.0 feet on the southerly side of American Road, and runs back 1508 feet on the westerly line and 145.0 on the easterly line, to a dead line in the rear on which it measures 69.3 feet.
>
> Being the same property conveyed to Oscar J. Richardson and wife, Lucy C. Richardson by deed from Ruth M. O'Brien, dated 7-30-86, of record in Book 6937, Page 181, Register's Office for Davidson County, Tennessee. Oscar J. Richardson conveyed his interest in subject property to Lucy C. Richardson by quitclaim deed of record in Instrument No. 20060303-0024767, Register's Office for Davidson County, Tennessee. By Order Appointing Conservator of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 06P-199, Monica Edwards was appointed Conservator of the person and estate of Lucy C. Richardson with the right to sell real property of Lucy C. Richardson without further hearing from said Court.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 543 American Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of April, 2006.

Monica D. Edwards, Conservator of the person & estate of Lucy C. Richardson, Pursuant to Order Appointing Conservator filed in Docket 06P-199, Seventh Circuit Court for Davidson County, Tennessee.

Monica Edwards, Conservator
of the person and estate of Lucy C.
Richardson, Pursuant to Order Appointing
Conservator filed in Docket 06P-199,
Seventh Circuit Court for Davidson
County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monica Edwards, Conservator of the person and estate of Lucy C. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 6th day of April, 2006.

Karen McCalla
Notary Public
State of Tennessee at Large

My Commission expires 6-19-07

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN