[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Glenn B. Rogers and wife, Marianne H. Rogers	New Owners	Map 13.00-101
605 Westover Drive		Parcel 92.00
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Martha M. Phipps and Tom Price conservator for John S. Phipps** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Glenn B. Rogers and wife, Marianne H. Rogers** (The "Grantees"), have heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee located on Old Harding Road at the intersection with Post Road and more particularly described as follows: Beginning at a point in the intersection of the south right of way of Old Harding Road with the west right of way of the L & N Railroad right of way; thence with said right of way S 24 degrees 24' 44" W, 101.7 feet to a point; thence leaving said right of way S 33 degrees 55' 50" W, 121.73 feet to a point I the existing right of way of Old Harding Road; thence with said right of way around a curve to the left having a radius of 303.9 feet, a distance of 168.89 feet to a point; thence with a curve to the right having a radius of 25.0 feet, a distance of 35.74 feet to a point; thence with a curve to the right having a radius of 139.0 feet, a distance of 66.80 feet to the point of beginning, containing 7,505 square feet more or less.

Being the same property conveyed to John S. Phipps, Sr. and Martha M. Phipps by Quitclaim Deed from Franklin G. Clark and Fred R. Webber, Jr. Authorized partners of Harding Park Company of record in Book 10923, page 778, said Register's Office for Davidson County, Tennessee. A Letters of Limited Conservatorship was issued in Case No. C32346 on April 5, 2006, for Thomas M. Price to be the Conservator for John S. Phipps. This document is being recorded simultaneously herewith.

John S. Phipps, Sr. And John S. Phipps are one and the same person.

Thomas M. Price and Tom Price are one and the same person.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.

This is unimproved property commonly known S. Side Old Harding Pike W of Post Road, Nashville, TN 37205.

Davidson County DEEDWARR
Recvd: 11/01/06 11:18 5 pgs
Fees:28.00 Taxes:157.25
20061101-0135607

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2006.

Fran Y. Orosan
Notary Public of Tennessee
Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of October, 2006.

Martha M. Phipps

Martha M. Phipps

Tom Price conservator

Tom Price conservator for
John S. Phipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Martha M. Phipps with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Tom Price conservator for John S. Phipps with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of October, 2006.

Notary Public

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

My Commission Expires: My Commission Expires 03/21/2009

STATE OF TENNESSEE, DAVIDSON COUNTY, TO WIT:

I hereby certify that on this 25th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Glenn B. Rogers and wife, Marianne H. Rogers for satisfactorily proven to be the person(s) whose name(s) are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledgment that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission Expires 03/21/2009

My Commission expires:_____

Notary Public

Fran Y. Oroson State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE, DAVIDSON COUNTY, TO WIT:

I hereby certify that on this 25th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Tom Price conservator for John S. Phipps satisfactorily proven to be the person(s) whose name(s) are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledgment that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and Notarial Seal the day and year first above written.

My Commission Expires 03/21/2009

My Commission expires:_____

Fran Y. Oroson State of Tennessee Notary Public Davidson County

266
12777

LETTERS OF LIMITED CONSERVATORSHIP

WILLIAMSON COUNTY CHANCERY COURT, FRANKLIN, TENNESSEE

THOMAS M. PRICE

No.C32346

CONSERVATOR OF THE PROPERTY AND LIMITED CONSERVATOR OF THE PERSON OF:

JOHN S. PHIPPS

A Citizen Williamson County:

Whereas, It appearing to the Chancery Court of said County that John S. Phipps 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 said person's property and limited conservatorship of said person relating to the management of the property, and you having given bond or such bond waived and qualified according to law, and the Court having ordered that Letters of Limited Conservatorship be issued to you. You are 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 John S. Phipps, 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 5 day of April, 2006.

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 the property and limited conservator of the person of John S. Phipps according to law, to the best of my knowledge and ability. So help me God.

Subscribed and sworn to before me, this 5 day of April, 2006

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 within is a full, true and complete copy of the Letters of Limited Conservatorship issued 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 18 day of April, 2006.

Clerk & Master

THE CHANCERY COURT SEAL WILLIAMSON CO. TN