THIS INSTRUMENT PREPARED BY: DAVID C. RISNER, ATTORNEY AT LAW, 404 JAMES ROBERTSON PARKWAY, SUITE 1400, PARKWAY TOWERS, NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 11/03/06 13:35 2 pg
Fees:13.00 Taxes:240.50
20061103-0137343

STATE OF TENNESSEE )
COUNTY OF Lawrence )

The actual consideration of value, whichever is greater, for this transfer is $65,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of November, 2006.

Notary Public

My Commission Expires: 3/30/10

TRACY WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

WARRANTY DEED

| Address New Owner(s)as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| L & L Properties<br>P.O. Box 90391<br>Nashville, Tennessee 37209 | Same | Map 091-12-0<br>Parcel 182.00 |

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Fay Hunt, Conservator for Ona M. Manning, Ward, in my fiduciary capacity,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **L & L Properties, a Tennessee General Partnership**, hereinafter called the Grantee, its 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 Nos. 112 and 114 of Block 21, Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 112 and 114 adjoin and front together 50 feet on the south side of Alabama Avenue and run back between parallel lines, Lot No. 112 running back along the westerly margin of an alley 150 feet to another alley in the rear.

Being the same property conveyed to Billy L. Manning and wife, Ona M. Manning, by deed of record in Book 5343, Page 13, Register's Office for Davidson County, Tennessee, the said Billy L. Manning having since died

on November 12, 2005, thereby vesting in Ona M. Manning as the surviving tenant by the entirety. Ona M. Manning being a widow and unmarried person.

Ona M. Manning being incapable of managing her estate and Fay Hunt having been appointed as Conservator of Ona M. Manning and pursuant to the Order to Approve Sale of Real Estate, Docket No. P293-05, Probate Court for Lawrence County, Tennessee. Fay Hunt executes this instrument in her capacity as Conservator of Ona M. Manning.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property known as 4203 Alabama Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and I do 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, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 1st day of November, 2006.

FAY HUNT, CONSERVATOR FOR
ONA M. MANNING, WARD

STATE OF TENNESSEE )
COUNTY Lawrence )

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Fay Hunt, Conservator for Ona M. Manning, Ward, 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 Lawrenceburg, Tennessee, this 1st day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 3/30/10

TRACY WHITTAKER
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY