Davidson County DEEDQC
Recvd: 12/04/06 10:23 5 pgs
Fees:27.00 Taxes:0.00

20061204-0149029

THIS INSTRUMENT PREPARED BY: C. Ray
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

Y2

T-849389
D-408780-5

QUIT CLAIM DEED

New Owner and mail tax statements to:
KENNETH M. SWAIN
221 MARGO LANE
NASHVILLE, TN 37211

Property Tax ID#: 14802000400

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, WAYNE W. WILSON, acting as Special Conservator for LUCY SWAIN, a Protected Individual, pursuant to that certain Probate File No. 99-613200-CA, filed in the Probate Court of Wayne County, Michigan (copy attached hereto as Exhibit "A"), as Grantor, and KENNETH M. SWAIN, as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in DAVIDSON County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 121 ON THE PLAN OF SECTION IV HAYWOOD ACRES, AS OF RECORD IN BOOK 2900, PAGE 93, 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 KENNETH M. SWAIN AND LUCY SWAIN BY DEED FROM JOY G. DOWNS RECORDED 09/22/1999 IN DEED BOOK 11671 PAGE 871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS:
221 MARGO LANE
NASHVILLE, TN 37211

~~Prepared by~~ & Return to: Tammy Gulick
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

Witness my hand this the 2nd day of November, 2006.

Witness

BEVERLY VANDENDRIESCHE
Printed Name

Witness

SANDRA ZEIDAN
Printed Name

WAYNE W. WILSON, acting as Special Conservator for Lucy Swain, a Protected Individual, pursuant to that certain Probate File No. 99-613200-CA, filed in the Probate Court of Wayne County, Michigan (a copy attached hereto as Exhibit "A")

STATE OF MICHIGAN }

COUNTY OF WAYNE }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WAYNE W. WILSON, as Conservator for Lucy Swain, the bargainer, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 2nd day of November, 2006.

Notary Public
My Commission expires:

SANDRA ZEIDAN
Notary Public, State of Michigan
County of Macomb
My Commission Expires Sep. 14, 2013
Acting in the County of WAYNE

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $ 10.00.

Affiant's Name Jessica Cooper

Subscribed and sworn to before me this the 2nd day of November, 2006.

EFREN A. ALONZO
Notary Public, State of Florida
My Commission Expires May 8, 2007
Commission # DD210899
Bonded By National Notary Assn.

Notary
My Commission expires: May 8th, 2007

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

STATE OF MICHIGAN

IN THE PROBATE COURT FOR THE COUNTY OF WAYNE

IN THE MATTER OF THE ESTATE OF:

LUCY SWAIN, A Protected Individual.

File No. 99-613200-CA
HON. MILTON L. MACK, JR.

FILED
JUN 19 2006
C. SIMPSON
DEPUTY PROBATE REGISTER

Wayne W. Wilson P22423
Guardian/Conservator
and Attorney for the Estate
28 W. Adams Ave., Ste. 800
Detroit, MI 48226
(313) 961-6554

PETITION FOR AUTHORITY TO CONVEY REAL ESTATE

NOW COMES Wayne W. Wilson, Conservator for Lucy Swain, and files this Petition for Authority to Convey Real Estate as follows:

1. That he was appointed as Special Conservator for Lucy Swain on September 24, 2001, and then subsequently as Conservator.

2. That on September 15, 1999, Lucy Swain's son, Kenneth M. Swain, purchased property at 221 Margo Lane, Nashville, Tennessee 37211, described as follows:

Land lying in Davidson County, Tennessee, described as follows, to-wit:

JUL 19 2006

"Upon hrg; Petition granted as prayed"

MILTON L. MACK, JR.

AUG 16 2006

I certify that I have compared this copy with the original on file in this court and that it is a correct copy of the whole of such original.
Milton L. Mack, Jr. Judge of Probate
Jacqueline [illegible] Probate Register
Wayne County, Michigan
By: [signature]
Deputy Probate Register

Land in Davidson County, Tennessee being Lot No. 121 on the Plan of Section IV Haywood Acres, as of record in Book 2900, Page 93, 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 Kenneth M. Swain, an unmarried person, and Lucy Swain, a married person, as joint tenants with right of survivorship from Joy G. Downs, unmarried, by deed dated 9/15/99 of record in Book 11671, Page 871, said Register's Office.

Please see the attached conveyance of real estate marked as "Exhibit A".

3. That at the time of the purchase of said property, Lucy Swain co-signed for Kenneth M. Swain but did not contribute financially to the purchase of the property or the payments on the property. Please see the attached letter and appraisal received from Mr. Swain marked as "Exhibit B".

4. That Kenneth M. Swain is attempting to refinance said property; and in order to accomplish this, Lucy Swain's name must be removed from the property. Please see the attached letter from First Advantage Title & Escrow marked as "Exhibit C".

5. That the Conservator is seeking an Order from this Court allowing him to execute a Quit Claim Deed and any other documents necessary to remove the name of Lucy Swain from said real estate.

6. That this Petition incorporates the files and records of the Wayne County Probate Court as though fully set forth herein.

WHEREFORE, Petitioner prays that this Honorable Court will:

A. Enter an Order allowing Wayne W. Wilson, as Conservator for Lucy Swain, to execute a Quit Claim Deed and any other documents necessary to remove the name of Lucy Swain from the property located at 221 Margo Lane, Nashville, Tennessee 37211.

B. Grant such other and further relief in the premises as may be agreeable to equity and good conscience.

I declare that this Petition has been examined by me and that its contents are true to the best of my information, knowledge and belief.

Wayne W. Wilson P22423
Guardian/Conservator and
Attorney for the Estate
28 W. Adams Ave., Ste. 800
Detroit, MI 48226
(313) 961-6554

DATED: June 16, 2006