03

Realty Title
30x48-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 $300,000.00

Affiant

Subscribed and sworn to before me, this 8th day of January, 2007.

Notary Public
My commission expires: 2/22/2009

Davidson County DEEDWARR
Recvd: 01/16/07 08:37 2 pgs
Fees:13.00 Taxes:1110.00
20070116-0005618

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0611-34285

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin H. Perry 842 Bresslyn Road Nashville TN 37205	Countrywide Home Loans, Inc. 3011 Armory Drive, Suite 120 Nashville, TN 37204	102-15-0-061.00

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, **Betty R. Robertson, through her Court-appointed Conservator, James Alan Robertson, pursuant to Order for Appointment of a Conservator of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-513,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benjamin H. Perry,** 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. 232, on the Plan of Brook Meade, Section IV, of record in Book 2331, Pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to J. W. Robertson, and wife, Betty R. Robertson, by deed from Earl R. Melton, Jr., and wife, Anne Melton, dated 09-27-69, recorded 10-01-69, of record in Book 4369, Page 29, said Register's Office for Davidson County, Tennessee. J. W. Roberston having since died. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-513, the undersigned James Alan Robertson was appointed Conservator of the person and financial affairs of Betty R. Robertson. By subsequent Order of said court, James Alan Robertson, Conservator was authorized to convey the subject property.
>
> 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 842 Bresslyn Road, Nashville, TN 37205

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 8th day of January, 2007.

Betty R. Robertson
By: James Alan Robertson conservator
Betty R. Robertson, through her
Court-appointed Conservator, James
Alan Robertson, pursuant to Order for
Appointment of a Conservator of the
Seventh Circuit Court for Davidson
County, Tennessee, Probate Division,
Docket No. 05P-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty R. Robertson, through her Court-appointed Conservator, James Alan Robertson, pursuant to Order for Appointment of a Conservator of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 05P-513, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 8th day of January, 2007.

Diane K. Mann
Notary Public
State of Tennessee at Large

My Commission expires 8/20/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN