Davidson County DEEDWARR
Recvd: 09/06/07 14:08 3 pgs
Fees:18.00 Taxes:29.60
20070906-0107141

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 48922

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ricky Patton 507 Fisk Street Nashville, TN 37203	Same

TAX MAP-PARCEL NUMBERS: 09210008400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$8,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Senior Citizens, Inc. as Conservator for the real property of Theodore Ellerby**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ricky Patton** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40 in the T.M. Steger's Clifton Pike Subdivision of the Barrow Place, a plan which is of record in Book 421, page 112, Register's Office for said County.

Said Lot No. 40 fronts 40 feet on the northside of West Hill Street, now Torbett Street and extends back between parallel lines 125 feet, more or less, to an alley.

Being the same property conveyed to Theodore Ellerby and wife, Anna Ellerby by deed from Robert L. Stout and wife, Yvonne E. Stout of record in Book 7923, page 818 dated and executed on August 23, 1989 and recorded on August 25, 1989 in the Register's Office for Davidson County, Tennessee. The said Anna Ellerby has since died. Senior Citizens, Inc. was appointed Conservator for Theodore Ellerby by Order of the Seventh Circuit Court of Davidson County Tennessee Probate Division, Docket No. 06P-1973.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 112, said Register's Office.

This instrument is executed on behalf of Theodore Ellerby by Adrienne Lippard, Director of Living at Home Services of Senior Citizens, Inc. and Ronald Henson, Care Manager of Senior Citizens, Inc. pursuant to Letters of Limited Conservatorship Over the Property Only executed on February 22, 2007. A certified copy of the Order Approving Sale of Lot by Conservator, Docket No. 06P-1973 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division is being recorded prior hereto and simultaneously herewith in Instrument No. 20070906-0107140, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 2920 Torbett Street, 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 said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2007 .

Senior Citizens, Inc., Conservator

By: _____
Adrienne Lippard, Director of Living at Home Services

By: _____
~~Ron~~ Ronald Henson, Care Manager

RLH

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $8,000.00

_____
Affiant

Sworn and subscribed before me this 31st day of August, 2007

_____
Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERNIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Adrienne Lippard, Director of Living at Home Services of Senior Citizens, Inc. and Ron Henson, Care Manager of Senior Citizens, Inc.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Senior Citizens, Inc. as Conservator for Theodore Ellerby**, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2007



My Commission Expires: May 2, 2011

Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Senior Citizens, Inc. as Conservator for the real property of Theodore Ellerby

TO: Ricky Patton

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Letters of Limited Conservatorship Over the Property referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

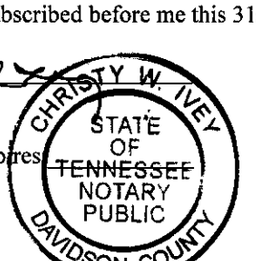
Further the Affiant Saith not.

Adrienne Lippard, Affiant

Sworn to and subscribed before me this 31st day of August, 2007

Notary Public

My Commission Expires:



My Commission Expires May 2, 2011