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:(dm) Title No: 49021
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/05/07 12:08 2 pgs
Fees:13.00 Taxes:448.63
20071105-0130240

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Luana H. Brandon Jeffrey C. Brandon 1900 Richard Jones Road E-3 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117150A10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$121,250.00** , 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 Ruby C. Allison and Anita Parish, Conservator for Charles William Allison, Sr., by Paul Gontarek** as directed by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) entered October 5, 2007, Docket No. 04P-1920, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luana H. Brandon and Jeffrey C. Brandon, as joint tenants with right of survivorship** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-1, also known as Parcel No. 105 of Green Hills Terrace Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 64 Register's Office for said County, to which source reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Joan O. French by deed from Alice Franks Paulk, unmarried of record in Doc. No. 20041105-0133610, dated and executed on November 1, 2004 and recorded on November 5, 2004 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20050308-0025817, dated March 4, 2005 and recorded on March 8, 2005, subject property was conveyed to Charles W. Allison, Sr., and Ruby C. Allison, as tenants in common. By Order Approving Contract for Sale and Sale Price of Real Property, Docket No. 04P-1920 and Docket No. 06P-1405 in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division) recorded prior hereto and simultaneously herewith, Senior Citizens Inc., the Conservator for Ruby C. Allison and Anita Parish the Conservator for Charles William Allison, Sr., were given authorization to sell subject property. Inst # 20071105 0130239

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841 page 557, Book 9830 page 191said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 1900 Richard Jones Road # D-1, Nashville, Tennessee 37215

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 1st day of November, 2007.

Anita Parish, Conservator for Charles William Allison, Sr., by Paul Gontarek, pursuant to Court Order dated Oct. 5, 2007, Docket No. 04P-1920

Senior Citizens, Inc. Conservator for Ruby C. Allison

By: Adrienne Lippard

Director of Living at Home Services

Senior Citizens, Inc. Conservator for Ruby C. Allison

By: Katie Griffith

Senior Support and Contracted Services

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, **Paul Gonarak** 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 **Anita Parish, Conservator for Charles William Allison, Sr.**, as directed by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) entered October 5, 2007, Docket No. 04P-1920, as the free act and deed of the said Principal(s).

Witness my hand and official seal, at office in Tennessee this the 1st day of November, 2007.

CHRISTY WIVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Adrienne Lippard and Katie Griffith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as **Director of Living at Home Services and Senior Support and Contracted Services, respectively,** of **Senior Citizens, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officers for the purposes therein contained, by signing in the name of the corporation as such officers.

Witness my hand and official seal, at office in Tennessee this the 1st day of November, 2007.

CHRISTY WIVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary Public

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 $121,250.00

Affiant

Sworn and subscribed before me this the 1st day of November, 2007

CHRISTY WIVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary Public