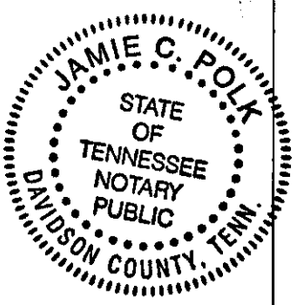
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Michel M. Stagg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2008.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michel M. Stagg	NEW OWNER	Parcel ID:
403 Glenpark Dr.		12005017000
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Douglas Thurman Austin, Conservator for Ruth Thurman Austin a/k/a Viola Ruth Thurman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michel M. Stagg

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5C2 on Plan of Glengarry Park, Section 5-C, as of record in Book 3500, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 5C2 fronts 80 feet on the northwesterly side of Glenpark Drive and extends back 160.8 feet on the northeasterly line and 168.4 feet on the southwesterly line to a dead line, measuring 80.3 feet thereon.

BEING the same property conveyed to Ruth Thurman Austin by deed from James A. Drye and wife, Bessie Maye Drye, of record in Book 4310, Page 359, dated February 13, 1969, Register's Office for said County. See also Order Approving Sale of Real Estate of the Ward of record in Circuit Court for Davidson County, Tennessee, No. 07P-1340.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 349 and Book 3613, Page 464, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3500, Page 54, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 403 Glenpark Dr., Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 14th day of February, 2008.

Douglas Thurman Austin, Conservator
Douglas Thurman Austin, Conservator
for Ruth Thurman Austin a/k/a Viola Ruth
Thurman

Davidson County DEEDWARR
Recvd: 02/15/08 10:34 2 pgs
Fees:13.00 Taxes:555.00

20080215-0015187

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 Douglas Thurman Austin, Conservator for Ruth Thurman Austin a/k/a Viola Ruth Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.