WARRANTY DEED Davidson County DEEDWARR Recvd: 05/02/08 14:06 3 pgs Fees:18.00 Taxes:314.50 20080502-0045345	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $85,000.00 Affiant Subscribed and Sworn to me, this 2nd day of April, 2008. Notary Public My commission expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Andrew J. Flanigan 6040 Woodland Hills Drive Nashville, TN 37211	Same	MAP & PARCEL 16100001700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elsie Jones Phillips Howse, unmarried, by Steven R. Ammons as Conservator,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Andrew J. Flanigan and wife Katherine A. Flanigan**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

A tract of land in the 6th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of a road at one of the corners of a 24.4 acre tract as shown on plan of record in Plan Book 3 page 31, Chancery Court at Nashville; thence North 10 deg. 11' 184 feet; thence South 82 deg. 00' East 209 feet; thence South 08 deg. 40' West 216.56 feet to the center of said Road; thence with the center of said road; North 77 1/2 deg. West 216 feet to the beginning, containing 0.96 of an acre, more or less.

Being the same property conveyed to Elsie Jones Phillips Howse by deed from Norman A. Davis and wife, Mary L. Davis of record in Book 5191, page 33, Register's Office for Davidson County, Tennessee. The said Steven R Ammons having been appointed Conservator for Elsie M. Howse by the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division) under Docket No. 07P-1337.

Tract 2:

A tract of land in the 1st Civil District of said County, being a portion of the same property conveyed to Gertrude Tibbs Ezell as evidenced in Deed Book 2742, page 331, said tract also being a portion of Country Place Subdivision, as evidenced in Plat Book 4460, page 76, described as follows:

Beginning at an existing concrete monument, the northeasterly corner of Norman A. Davis property as evidenced in Deed Book 4722, page 338, said monument also being a corner in the southerly line of Ezell; thence severing said Ezell property South 78 deg. 51' 38" East 24.24 feet to an existing concrete monument; thence South 3

deg. 54' 44" West 34.99 feet to a concrete monument set; thence South 19 deg. 28' 58" West 28.37 feet to a concrete monument set; thence South 26 deg. 06' 28" West 72.71 feet to a point on common line between Davis & Ezell; thence with said common line, North 8 deg. 40' East 133.15 feet to point of beginning containing 2345 square feet or 0.05 acres.

Being the same property conveyed to Elsie Jones Phillips Howse by deed from Gertrude Tibbs Ezell of record in Book 5251, page 920, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A tract of land in the 1st Civil District of said County, being a portion of the same property conveyed to Norman A. Davis as evidenced in Deed Book 4722, page 338, Register's Office, described as follows:

Beginning at a concrete monument on the north margin of McMurray Drive at the southeasterly corner of Davis and southwesterly corner of Gertrude Tibbs Ezell as evidenced in Deed Book 2742, page 331; thence westerly with said margin with a 5759.86 foot radius curve to the left a distance of 16.18 feet to a point; (curve having a chord bearing and distance of North 72 deg. 30' 08" West 16.179 feet); thence leaving said margin, North 26 deg. 06' 28" East 53.34 feet to a point on the common line between Davis & Ezell; thence with said common line South 8 deg. 40' West 53.37 feet to the point of beginning and containing 427 square feet or 0.0l acres.

Being the same property conveyed to Gertrude Tibbs Ezell by deed from Aubrey Howse and wife, Elsie Jones Phillips Howse of record in Book 5251, page 918, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

This is (x) improved ( ) unimproved property known as 740 McMurray Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 22nd day of April, 2008.

Elsie Jones Phillips Howse

By: Steven R Ammons, CONSERVATOR
STEVEN R. AMMONS,
Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven R. Ammons** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY