This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 12/29/08 11:24 7 pgs
Fees:38.00 Taxes:466.20
20081229-0122825

ADDRESS NEW OWNER:
Patrick Griffy
5003 Millerwood Drive
Nashville, TN 37211

SEND TAX BILL
TO:Mortgagee

MORTGAGEE:
REGIONS BANK dba REGIONS MORTGAGE
2050 Parkway Office Circle
Birmingham, AL 35244

MAP 147
GROUP 15
PARCEL 98.00

EXECUTRIX'S WARRANTY DEED

George Felix Warren, Jr. , died on May 16, 2007, leaving a will dated June 18, 1990. The will was admitted to probate on in the Seventh Circuit Court, Davidson County, Tennessee (Probate Division), Docket Number 07P1118. The will named Vickie Lee Simmons Mayton as Executrix. The Executrix is duly qualified. The Probate Court ordered that the property be sold by Order dated December 4, 2008, a copy is attached as Exhibit "A".

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named, GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vickie Lee Simmons Mayton, Executrix**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patrick Griffy**, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Being Lot No. 603 on the Plan of Section III, Whispering Hills, as of record in Book 2330, page 169, Register's Office for Davidson County, Tennessee.
Said Lot No. 603 fronts 90 feet on the west side of Millerwood Drive, and runs back 230.6 feet on the southline and 234.7 feet on the north line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to George Felix Warren Jr. And wife Nellie Sue Pitts Warren by deed of record in Book 3398, page 75 Register's Office for said county. Being conveyed to George Felix Warren, Jr. By Final Decree of record in Book 7176, page 639, Register's Office for said county. Being further conveyed to George Felix Warren , Jr. and wife, Vancie L. Warren by deed of record in Book 8144, page 259 and in the Register's Office for Davidson County, Tennessee.

Vancie L. Warren died, leaving George Felix Warren, Jr. as sole owner by right of survivorship.

George Felix Warren, Jr., having since died, testate, his estate being administered in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division) Docket No. 07P1118. Vickie Lee Simmons Mayton, Executrix, of the Estate of George Felix Warren, Jr. authorized to sell said real property by court order dated December 4, 2008.

This is improved property known as 5003 Millerwood Drive, Nashville, Tennessee 37211.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2330, page 169, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2330, page 169, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of December, 2008.

Vickie Lee Simmons Mayton , Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Vickie Lee Simmons Mayton, Executrix, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of December, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of December, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of TennesseeCounty of Davidson
On this 29th day of December, 2008, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 10, 2012

EXHIBIT "A"

FILED

2008 DEC -5 AM 10: 15

RICHARD R. ROOKER, CLERK

D.C.

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

IN THE MATTER OF:

THE ESTATE OF GEORGE FELIX WARREN, JR.

Deceased. Docket No. **07P1118**

VICKIE LEE SIMMONS MAYTON,

Executrix

ORDER TO APPROVE CONTRACT AND SELL REAL PROPERTY

This cause came to be heard in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) before the Honorable Randy Kennedy on December 5, 2008 on the Executrix's Motion to Approve Contract to Sell Real Property. Based upon statements of counsel and the entire record, and it appearing to the Court that all interested parties have been properly notified of this proceeding, the Court finds the Motion to Approve Contract to Sell Real Property well taken.

The Court finds as follows:

1. The decedent, George Felix Warren, Jr., died on May 16, 2007, at the age of seventy-six (76) years. The decedent's Estate was opened on July 26, 2007, and Movant was appointed Executrix on that date, Case No. 07P1118;
2. The decedent owned a fee simple interest in real estate, which the Executrix valued at $149,900.00 for inventory purposes. Said real property is described as follows:

Being Lot No. 603 on the Plan of Section III, Whispering Hills, as of record in Book 2330, Page 169, Register's Office for Davidson County, Tennessee.

Said Lot No. 603 fronts 90 feet on the west side of Millerwood Drive, and runs back 230.6 feet on the southline and 234.7 feet on the north line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to George Felix Warren, Jr. and wife, Nellie Sue Pitts Warren by Deed of Record in Book 3398, Page 75, said Register's Office and to George Felix Warren, Jr. by Final Decree of Record in Book 7176, Page 639, said Register's Office. Nellie Sue Pitts Warren having predeceased the decedent.

This real property is commonly known as 5003 Millerwood Drive, Nashville, Tennessee 37211.

3. Executrix had the property listed with ERA Real Estate for approximately one hundred twenty (120) days and did not receive a bona fide offer.

4. This Court entered an Order Approving Auction Agreement on October 8th, 2008.

5. On November 6, 2008, at 11:00am, an auction was held, and a contract was entered subject to this Court's approval. Said contract was submitted to the Court as Exhibit A to Executrix's Motion.

6. The contract price is $126,000.00. The 2008 current property appraisal is $131,200.00. A copy of the assessed value of the property was attached as Exhibit B to Executrix's Motion.

7. The auctioneer's expenses are $2,812.89. The auctioneer's accounting was attached as Exhibit C to Executrix's Motion.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

1. The Court approves the agreement to sell the real property described as:

   Being Lot No. 603 on the Plan of Section III, Whispering Hills, as of record in Book 2330, Page 169, Register's Office for Davidson County, Tennessee.

   Said Lot No. 603 fronts 90 feet on the west side of Millerwood Drive, and runs back 230.6 feet on the southline and 234.7 feet on the north line, to a dead line in the rear on which it measures 90 feet.

   Being the same property conveyed to George Felix Warren, Jr. and wife, Nellie Sue Pitts Warren by Deed of Record in Book 3398, Page 75, said Register's Office and to George Felix Warren, Jr. by Final Decree of Record in Book 7176, Page 639, said Register's Office. Nellie Sue Pitts Warren having predeceased the decedent.

   This real property is commonly known as 5003 Millerwood Drive, Nashville, Tennessee 37211.

   pursuant to the terms of the November 6, 2008 contract attached to the Motion to Approve Contract to Sell Real Property.

2. The Court approves auctioneer's expense of $2,812.89 pursuant to the terms of the auction agreement previously approved by this Honorable Court.

3. The Court authorizes Brokers Escrow Services, Inc. to close this transaction and approves all necessary and reasonable expenses of Brokers Escrow Services, Inc. to facilitate the closing of the sale pursuant to the contract dated November 6, 2008.

4. That all proceeds be held pending approval of administrative costs and a final accounting or settlement in lieu of a final accounting.

5. The Executrix shall execute the deed to convey the real property and execute any and all other documents reasonably necessary to effectuate the conveyance.

Entered this 4th day of December, 2008.

Judge Randy Kennedy

APPROVED FOR ENTRY:

David J. Waynick, BPR#12293
Attorney for Executrix
211 Donelson Pike, Suite 2
P.O. Box 148058
Nashville, Tennessee 37214
(615) 885-5707

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Agreed Order to Approve Contract and Sell Real Property has been sent via first-class U.S. Mail, postage prepaid, to the following, this the 5th day of December, 2008:

Franklin Dale Simmons, Jr.
190 Nelson Drive
La Vergne, Tennessee 37086

Vickie Lee Simmons Mayton
7100 Woodbury Highway
Murfreesboro, Tennessee 37127

Kinney Cook
Attorney for Patricia Ann Warren Burnett
100 Winners Circle, Suite 300
Brentwood, Tennessee 37027

David J. Waynick