RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:TZ0090075296 DEEDWARR
Recvd: 11/04/09 11:05 2 pgs
Fees:13.00 Taxes:592.00
20091104-0101931

WARRANTY DEED

JAMIE GRAZIER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF AUGUST, 2009.

NOTARY PUBLIC

My commission expires: 9/25/2010

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GLEN HARDCASTLE et al 117 Mt. Vernon Drive Old Hickory, TN 37138	Same address as new owner	MAP 06304005000

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 ($160,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **CONSERVATORSHIP ESTATE OF JOAN HARDCASTLE, GLENDA TANKERSLEY, CONSERVATOR,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **GLEN HARDCASTLE, an unmarried man and GLENDA TANKERSLEY and husband, DAVID E. TANKERSLEY,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, in the City of Lakewood, being Lot No. 8 of the Plan of Lakewood Heights Subdivision, as of record in Book 3842, page 25, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joan Hardcastle by Quitclaim deed from Charles J. Jones, a single adult male, and Regions Capital ISAOA, 117 Mt. Vernon Properties, LLC, dated March 27, 2009 and filed for record on March 31, 2009, of record in Instrument #20090331-0028818, Register's Office for Davidson County, Tennessee. And by Agreed Order of Compromise and Settlement, And to Quiet Title And to Dismiss With Prejudice, of record in the Chancery Court of Davidson County, Tennessee, Case Number: 08-298-III whereby it was ordered that property be vested solely with the Conservatorship Estate of Joan Hardcastle, Glenda Tankersley, Conservator.

This is improved property known as 117 Mt. Vernon Road, Old Hickory, Tennessee 37138.

This conveyance is made subject to all matters as shown on plat of record in Book 3842, page 25; to restrictive covenants of record in Book 3966, page 629; to a sewer easement of record in Book 8870, page 905 and in Book 9137, page 14; all

of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 30th day of August, 2009.

CONSERVATORSHIP ESTATE OF JOAN HARDCASTLE

Glenda Tankersley Conservator

GLENDA TANKERSLEY, CONSERVATOR

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of October, 2008, before me, appeared Glenda Tankersley, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Conservator for the Conservatorship Estate of Joan Hardcastle, and that said instrument was signed in behalf of said Conservatorship Estate of Joan Hardcastle, and said Glenda Tankersley acknowledged said instrument to be the free act and deed of said Conservatorship Estate of Joan Hardcastle.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 19 June 2010