BOX 10-A

WARRANTY DEED

File No. 09101761

BILL GARRETT, Davidson County
Trans:T20100005812 DEEDWARR
Recvd: 01/29/10 10:41 8 pgs
Fees:43.00 Taxes:277.50
20100129-0007477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2010.

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC, 1418 Kensington Sq. Ct., Bldg. F, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Neff	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
1306 Sunnymeade Drive	2050 Parkway Office Circle	61-16-309
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ALMA ADAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY L. NEFF, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 51 and the East 25 feet of Lot No. 50 of Block "A" on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Sunnymeade Drive and run back between parallel lines 139 feet, more or less, to a dead line.

Being the same property conveyed to W. D. Adams and wife, Alma Adams by deed from John W. Crockett, Jr. and wife, Doris H. Crockett, dated September 25, 1952, of record in Book 2095, page 610, Register's Office for Davidson County, Tennessee. The said W. D. Adams having since died. By Amended Order Appointing Conservator, entered December 18, 2009, and by Order Approving Contract for Sale of Real and Personal Property, entered January 27, 2010, Case No. 09P-1723, Probate Court Clerk's Office for Davidson County, Tennessee, and as shown as Exhibits "A" and "B" herein. Jeanan Stuart, Conservator for the Estate of Lettie Alma Adams is authorized to sell and sign all documents in connection with the sale of the subject property.

Lettie Alma Adams and Alma Adams are one and the same person.

unimproved ☐

This is improved ☒ property, known as 1306 Sunnymeade Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind ourselves, our 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. 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 28th day of January, 2010.

Alma Adams

By: Jeanan Stuart, Conservator/Estate
Jeanan Stuart, Conservator of the Estate of
Lettie Alma Adams

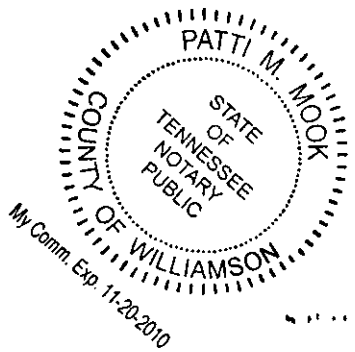
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanan Stuart, Conservator of the Estate of Lettie Alma Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alma Adams, and who acknowledged that she executed the same as the free act and deed of Alma Adams.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 2010.

Commission expires: 11-20-2010

Patti M Mook
Notary Public



Copy

EXHIBIT "A"

FILED
2009 DEC 18 PM 2:53
RICHARD R ROOKER, CLERK
D.C.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

IN RE: CONSERVATORSHIP	)	
	)	
OF	)	
	)	**Case No.: 09P-1723**
LETTIE ALMA ADAMS,	)	
	)	
Respondent.	)	

AMENDED ORDER APPOINTING CONSERVATORS

This cause came to be heard upon the Motion to Reconsider filed by Robert S. Stevens, counsel for Petitioner Michael Paul Adams, Sr., which was before the Davidson County Circuit Court, Probate Division, on the 18th day of December, 2009. Based on the above, the Court finds the following:

A. This Court previously appointed Michael Paul Adams, Sr., as conservator of Lettie Alma Adams (hereinafter "the Ward") on the 16th day of December, 2009;

B. The said Michael Paul Adams, Sr., was unable to obtain a corporate bond in the amount of $55,000;

C. Because the appointed fiduciary could not make bond, this Court should amend its Order from December 16, 2009;

D. **Michael Paul Adams, Sr.**, is the appropriate person to serve as the Conservator of the person of the Ward.

E. The Public Guardian, **Jeanan Stuart**, is the appropriate person to serve as the Conservator of the Estate of the Ward.

F. The proposed fiduciaries above are fit and proper persons to be named the

respective conservators of the person and property of the Ward.

G. The Property Management Plan proposed in the original Petition to establish a conservatorship is acceptable.

Based on these findings, the Court ORDERS, ADJUDGES and DECREES that:

1. **Michael Paul Adams, Sr.**, is hereby appointed Conservator of the person of Lettie Alma Adams, the Respondent, and Letters of Conservatorship shall be issued to evidence this appointment by the Clerk of the Court; said powers include, but are not necessarily limited to, making any and all health care decisions for the Ward.

2. **Jeanan Stuart**, the Public Guardian, is hereby appointed Conservator of the estate of Lettie Alma Adams, with authority to manage any assets owned by the Ward and to sell and/or execute any documents necessary to effectuate the sale of the Ward's real estate and deposit the funds according to the property management plan, and pay all reasonable medical expenses associated with the Ward's care; Letters of Conservatorship shall be issued to evidence this appointment by the Clerk of the Court.

4. The Conservator of the Estate is authorized to invest the Respondent's assets as described in and pay the expenses enumerated in the Property Management Plan, which is incorporated by reference herein.

5. The Fiduciary shall not spend the Respondent's assets or income for any purpose not enumerated in the Property Management Plan, shall not sell any asset of the Respondent without prior Court approval and shall not change the investment of the Respondent's assets without prior Court approval except to the extent

described in the approval Property Management Plan, but the Fiduciary is hereby authorized to sell Respondent's real estate.

6. The Conservators of the person and estate are hereby instructed to work together in an amicable, productive manner to do what is best for the Ward.

7. The fee of the Guardian Ad Litem remains set at $1,222.50, as it was in the Order dated December 16, 2009.

8. The fee of the attorney for the Petitioner, Robert S. Stevens, is set at $1,500.00, based on the Amended Affidavit of Time filed with the Clerk of the Court on December 18, 2009, which includes two additional hours of time for the Motion to Reconsider and the hearing associated therewith.

9. The fees of the Guardian Ad Litem and attorney together with the cost of these proceedings shall be paid from the assets of the Ward.

10. The cost of this cause should be taxed to the estate for which execution may issue, if necessary.

ENTER this the ____ day of 7 Dec, 2009.

JUDGE

APPROVED FOR ENTRY

Robert S. Stevens, BPR #028097
Attorney for Michael Paul Adams, Sr.
313 Enon Springs Road, East
Smyrna, TN 37167
615-459-6135

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the PETITION ORDER- INV. REQUIRED heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 18 day of DECEMBER , 2009 , in Case Number 09P1723 between ADAMS SR., MICHAEL PAUL ET.AL Petitioner, and ADAMS, LETTIE ALMA Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 19 day of JANUARY 2010

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL

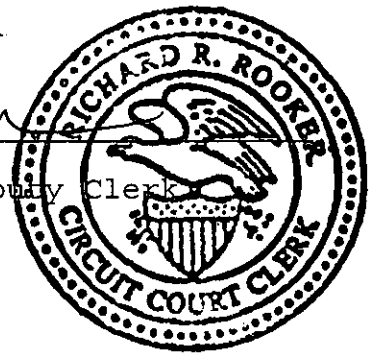


EXHIBIT "B"

FILED

2010 JAN 27 AM 11:17

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

IN RE: CONSERVATORSHIP OF	)	
	)	
LETTIE ALMA ADAMS,	)	No. 09P-1723
	)	
Respondent.	)	

ORDER APPROVING CONTRACT

FOR SALE OF REAL AND PERSONAL PROPERTY

This cause came to be heard on the 27th day of January, 2010, before the Honorable Randy Kennedy, Judge, upon the motion of the conservator of the estate, Jeanan Stuart, for entry of an order authorizing her to sign a contract with Randy Neff for sale of the residence, real estate, and personal property "AS IS , belonging to Lettie Alma Adams, located at 1306 Sunnymeade Drive, Nashville, Tennessee 37216, for Seventy-Five Thousand Dollars & 00/100 ($75,000.00), less commission, expenses, Two Thousand Five Hundred Dollars & 00/100 ($2,500.00) for closing fees, title insurance, and prorated taxed; statements of counsel, exhibits, and the entire record, from all of which it satisfactorily appears to the Court that the motion is well taken and shall be granted.

IT IS THEREFORE ORDERED that Jeanan Stuart, conservator of the estate of Lettie Adams, is hereby authorize to sign a contract with Randy Neff for sale of the residence, real estate, and personal property "AS IS" , belonging to Lettie Alma Adams, located at 1306 Sunnymeade Drive, Nashville, Tennessee 37216, for Seventy-Five Thousand Dollars & 00/100 ($75,000.00), less commission, expenses, Two Thousand Five Hundred Dollars & 00/100 ($2,500.00) for closing fees, title insurance, and prorated taxed; and to execute such other documents, such as to transfer title to the subject real property and any related fixtures or personal property, therein or thereon, as may

be necessary to transfer title of the same and otherwise give effect to the contract of sale; to receive the proceeds of such sale and negotiate the same for the benefit of the estate.

ENTER, this the 27th day of January, 2010.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

JEANAN MILLS STUART
Tenn. Sup. Ct. No. 018911
P. O. Box 366
Brentwood, Tennessee 37024
(615) 256-2029

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded by First Class, U. S. Mail, with sufficient postage affixed thereto to carry the same to its destination, to Mr. Robert S. Stevens, Attorney for the petitioner, 313 Enon Springs Road, East, Smyrna 37167 on this the 27th day of January, 2010.

Jeanan Mills Stuart