THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS$ 235,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF April 2011 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return To: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Henry	Same	MAP 160-08
5433 San Marcos Drive		PARCEL 71.00
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DAVIDSON COUNTY, TENN. NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires MAY 2, 2011

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, **D. Geraldine Shotwell (also known as Geraldine A. Shotwell), a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Henry and wife, Marlene M. Henry**

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. 36 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George H. Shotwell and wife, Geraldine A. Shotwell by deed from Charles A. Wheeler Jr. and wife, Alice Thorne Wheeler of record in Book 4140, page 181, Register's Office for Davidson County, Tennessee, dated June 6, 1967. The said George H. Shotwell having since died and D. Geraldine Shotwell being the surviving tenant by the entireties.

The undersigned George D. Shotwell and Kathryn Shotwell having been appointed as Co-Conservator for D. Geraldine Shotwell through Letter of Conservatorship issued by the Seventh Circuit Court for Davidson County, Tennessee (File No. 08-P182) and further, the said Court having issued its Order Approving Sale of Real Property in connection with this transaction on March 25, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 5433 San Marcos Drive, Nashville, TN 37220.

BILL GARRETT, Davidson County
Trans:T20110020278 DEEDWARR
Recvd: 04/06/11 14:39 2 pgs
Fees:13.00 Taxes:869.50

20110406-0026713

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 our hand(s) this the 4th day of April, 2011.

D Geraldine Shotwell by George D Shotwell conservator

D. Geraldine Shotwell by George D. Shotwell, Conservator

D. Geraldine Shotwell by Kathryn Shotwell conservator

D. Geraldine Shotwell by Kathryn Shotwell, Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George D. Shotwell** 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 on behalf of **D. Geraldine Shotwell**, as her Co-Conservator, as the free act and deed of the within named **D. Geraldine Shotwell**.

Witness my hand and official seal this the 4th day of April, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathryn Shotwell** 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 on behalf of **D. Geraldine Shotwell**, as her Co-Conservator, as the free act and deed of the within named **D. Geraldine Shotwell**.

Witness my hand and official seal this the 4th day of April, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public