Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11040003

Jewell S. Tinnon

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 8/1/2014

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF May, 2011.

NOTARY PUBLIC

My Commission expires: 8/1/2014

Address of New Owner	Send Tax Bills To:	Tax Information:
Mary F. Crenshaw 1301 Southside Circle Nashville, TN 37212	Same	105-01-0-061.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jewell S. Tinnon,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Mary F. Crenshaw,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Southside Park Estates, Section II, as of record in Book 4660, page 30, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ervin Tinnon and wife, Jewell Tinnon and Cora Tinnon by deed from Sarah Jean Holderfiled, of record at Book 4937, page 444, Register's Office Davidson County, Tennessee. Further being the same property conveyed to Jewell S. Tinnon by deed from Cora Tinnon of record at Book 7277, page 302, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jewell S. Tinnon by deed from Ervin Tinnon, Jr. Greater Nashville Regional Council, Public Gardianship Program for the Elderly was granted power to convey by order in Docket No: 10P-1322, entered 04/01/2011, Probate Clerk's Office for Davidson County, Tennessee.

This is improved property generally located:
1301 Southside Circle, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

BILL GARRETT, Davidson County
Trans:T20110027762 DEEDWARR
Recvd: 05/10/11 09:32 2 pgs
Fees:13.00 Taxes:307.10
20110510-0035739

2. Easement, setbacks and all other matters shown on the plat of record in Southside Park Estates, Section II, as of record in Book 4660, page 30, Register's Office for said County.
3. Restrictive covenants recorded in Book 4814, page 474, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Executed this the 13th day of April, 2011.

Greater Nashville Regional Council, Public
Guardianship Program for the Elderly, Conservator
Of Jewell Tinnon

Kim Hale

By: Kim Hale
Its District Public Conservator

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kim Hale**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **District Public Conservator** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

This the 13th day of April, 2011.

My commission Expires: 11/7/12

Jovia King
NOTARY PUBLIC

JOVIA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires November 7, 2012