RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110032915 DEEDWARR
Recvd: 06/02/11 13:35 2 pgs
Fees:13.00 Taxes:1332.00
20110602-0042258

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 27th **day of May, 2011.**

Notary Public
My commission expires: 7-8-2013

02-1105-47363

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sandra L. Barnes 68 Ravenwood Hills Circle Nashville TN 37215	Franklin American Mortgage Company 501 Corporate Centre Drive, Franklin, TN 37067	131-06-0-C-070

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andy Brunelle, Conservator for Valeria DuBois Brunelle (aka Val J. Dubois), hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra L. Barnes, unmarried, hereinafter called the Grantees, their successors 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. 109 on the Revised plan of Burton Hills Village of Ravenwood, Tract 20, ** as of record in Plat Book 6900, Page 55, and amended in Book 6900, Page 363, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description, **a portion of Zoned Lot II

Being the same property conveyed to Maurice Arthur Brunelle and wife, Val DuBois Brunelle by deed from Gerald Lynn Moore and wife, Barbara June Moore, dated February 13, 1998, recorded February 17, 1998, of record in Book 10797, Page 15, said Register's Office. Valeria Jeanne DuBois Brunelle and Maurice Arthur Brunelle were divorced by final Decree of the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 04D-1325. Maurice Arthur Brunelle and wife, Val DuBois Brunelle, conveyed subject property to Val J. DuBois* by Quitclaim Deed dated May 13, 2004, recorded July 20, 2004, of record in Instrument No. 20040720-0086776, said Register's Office. Andy Brunelle having since been appointed Conservator for Valeria DuBois Brunelle (aka Val J. DuBois) by Order of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 07P1761.

*(also known as Valeria Jeanne DuBois Brunelle and formerly known as Val DuBois Brunelle)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 68 Ravenwood Hills Circle, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of May, 2011.

Andy Brunelle, Conservator for Valeria DuBois Brunelle

Andy Brunelle, Conservator for Valeria DuBois Brunelle (aka Val J. DuBois)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andy Brunelle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Conservator executed the within instrument in his capacity as Conservator and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of May, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14