NEW OWNER:

Zenen Tardio Basallo
1204 Barry Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

Map 051
Group 12-0
Parcel 023.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0244

BILL GARRETT, Davidson County
Trans:T20110037727 DEEDWARR
Recvd: 06/23/11 13:06 3 pgs
Fees:18.00 Taxes:266.40
20110623-0048300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Two Thousand and 00/100 Dollars ($72,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRIEN PAGE AND BARBARA SADLER, AS CO-CONSERVATORS FOR MARY PAGE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ZENEN TARDIO BASALLO,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Section One, Morningside Heights, as of record in Book 1130, page 76, Register's Office for Davidsion County, Tennessee.

Said Lot No. 31 fronts 100 feet on the south side of Barry Drive and runs back between lines 118.3 feet on the west line, 127.9 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Madison O'Brien Page and wife Mary Ruth by Warranty Deed from Chloral Utah Leggett and wife, Eleanor S. Leggett, dated November 29, 1956 and of record in Record Book 2603, Page 613, Register's Office for Davidson County, Tennessee.

Madison O'Brien Page died September 20, 2010, leaving his widow Mary Ruth Page (also known as Mary Page) as fee simple owner of the above described property herein. Further, by and through an agreed order specifically for the purposes of approving this conveyance through the Circuit Court for Davidson County, Tennessee, Case No. 10P947, and further appointing Brien Page and Barbara Sadler as co-conservators for Mary Page.

This is IMPROVED property known as 1204 Barry Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly

authorized representative, this 17 day of June, 2011.

THE CONSERVATORSHIP FOR MARY PAGE

Brien Page Co-Conservator

BRIEN PAGE Co-Conservator

Barbara Sadler, Cons.

BARBARA SADLER Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THE CONSERVATORSHIP FOR MARY PAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **BRIEN PAGE** is CO-CONSERVATOR of THE CONSERVATORSHIP FOR MARY PAGE, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 17th day of June, 2011.

NOTARY PUBLIC

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 6-2-2013

STATE OF FLORIDA
COUNTY OF Monroe

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THE CONSERVATORSHIP FOR MARY PAGE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Barbara Sadler** is CO-CONSERVATOR of THE CONSERVATORSHIP FOR MARY PAGE, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 17th day of June, 2011.

Nancy L. Mischka
NOTARY PUBLIC

My commission expires: 1/17/12

NANCY L. MISCHKA
Commission DD 749696
Expires January 17, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

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The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Melanie Beaty
AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY