BILL GARRETT, Davidson County
Trans:T20110047207 DEEDQC
Recvd: 08/03/11 09:33 7 pgs
Fees:37.00 Taxes:0.00
20110803-0059556

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 5th day of ~~June~~ July, 2011 by and between **Philip Alexander, Temporary Guardian of the estate of Gus Nicholas Alexander, Jr.**, incapacitated, the party of the first part, and **Broadway National Bank, Trustee of the Gus Nicholas Alexander, Jr. Management Trust** created by Order of the Probate Court of Bexar County, Texas under cause number 2010-PC-2629 in said Court, the party of the second part,

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, remise, release, and quit claim unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Brookside Courts Addition No. 3, of record in Book 1835, Page 107 in the Register's Office of Davidson County, Tennessee.

Said Lot No. 1 which is a corner lot, fronts 150 feet on the westerly margin of White Bridge Road and fronts 80 feet on the northerly margin of Stoney Way Trail, said frontages being joined by a curve having a length of 39.3 feet, and extends back 166.7 feet on the westerly line and 105.3 feet on the northerly line, to a point of intersection.

This being the same property conveyed to Gus Nicholas Alexander by warranty deed of record at Book 5377, Page 897 in the Register's Office of Davidson County, Tennessee. Said Gus Nicholas Alexander, being one and the same person as Gus Nicholas Alexander, Jr., was adjudicated incapacitated by Order of the Probate Court of Bexar County, Texas under cause number 2010-PC-2629 in said Court, and Philip Alexander was appointed as the temporary guardian of his estate with express authority to convey the Property into the trust, as more particularly set out in the Order attached hereto as Exhibit A.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Philip Alexander

Philip Alexander, Temporary Guardian
of the estate of Gus Nicholas Alexander, Jr.

STATE OF TEXAS
COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Philip Alexander, to me known to be the person described in the foregoing instrument or proven upon satisfactory evidence, and after first being duly sworn, acknowledged himself to be the duly appointed temporary guardian of Gus Nicholas Alexander, Jr., who has been adjudicated incapacitated, and that being first duly authorized, he executed the foregoing instrument on behalf of said Gus Nicholas Alexander, Jr. for the purposes therein contained as such temporary guardian.

WITNESS my hand and Notarial Seal at office this 5 day of ~~June~~ July, 2011.

Barbara Taylor
Notary Public

My Commission Expires: 3-23-13

BARBARA TAYLOR
Notary Public State of Texas
My Comm. Exp. 03-23-2013

PROPERTY ADDRESS:

5600 - 5602 Stoneway Trail
Nashville, Tennessee 37209

TAX PARCEL: 103 06 0 235.00

SEND TAX BILLS TO PROPERTY OWNER AT THE FOLLOWING ADDRESS:

Broadway National Bank, Trustee
of the Gus Nicholas Alexander, Jr.
Management Trust
1177 N.E. Loop 410
San Antonio, TX 78209

STATE OF TEXAS
COUNTY OF _____

I or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer $ 0 .

_____
Affiant

Subscribed and sworn to before me this _____ day of June, 2011.

_____
Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:

PIETRANGELO COOK
Attorneys & Counselors

Bryan K. Smith
Pietrangelo Cook PLC
International Place - Tower II
6410 Poplar Avenue, Suite 190
Memphis, Tennessee 38119
www.pcplc.com

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN.

STATE OF TEXAS
COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, Philip Alexander, to me known to be the person described in the foregoing instrument or proven upon satisfactory evidence, and after first being duly sworn, acknowledged himself to be the duly appointed temporary guardian of Gus Nicholas Alexander, Jr., who has been adjudicated incapacitated, and that being first duly authorized, he executed the foregoing instrument on behalf of said Gus Nicholas Alexander, Jr. for the purposes therein contained as such temporary guardian.

WITNESS my hand and Notarial Seal at office this 22 day of ~~June,~~ July 2011.

Barbara Taylor
Notary Public

My Commission Expires: 3-23-13

BARBARA TAYLOR
Notary Public State of Texas
My Comm. Exp. 03-23-2013

PROPERTY ADDRESS:

5600 - 5602 Stoneway Trail
Nashville, Tennessee 37209

TAX PARCEL: 103 06 0 235.00

SEND TAX BILLS TO PROPERTY OWNER AT THE FOLLOWING ADDRESS:

Broadway National Bank, Trustee
of the Gus Nicholas Alexander, Jr.
Management Trust
1177 N.E. Loop 410
San Antonio, TX 78209

STATE OF TEXAS
COUNTY OF Montgomery

I or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer $ 0 .

Affiant

Subscribed and sworn to before me this 22 day of ~~June,~~ July 2011.

Barbara Taylor
Notary Public

My Commission Expires: 3-23-13

BARBARA TAYLOR
Notary Public State of Texas
My Comm. Exp. 03-23-2013

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO:

PIETRANGELO COOK
Attorneys & Counselors

Bryan K. Smith
Pietrangelo Cook PLC
International Place - Tower II
6410 Poplar Avenue, Suite 190
Memphis, Tennessee 38119
www.pcplc.com

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EXHIBIT A

NO. 2010PC2629

IN THE MATTER OF
THE GUARDIANSHIP OF:

GUS NICHOLAS ALEXANDER, JR.,
AN INCAPACITATED PERSON

C E R T I F I C A T E OF TEMPORARY GUARDIANSHIP

I, GERARD RICKHOFF, Clerk, Probate Courts, Bexar County, Texas, do certify that PHILIP ALEXANDER, the appointed Temporary Guardian of the Estate herein complied with the Oath on the 24th day of May, A. D. 2011 , pursuant to Section 876 of the Texas Probate Code.

Witness my hand and seal of said Court at my office in San Antonio, Texas this 24th day of May, A. D. 2011.

GERARD RICKHOFF
CLERK, PROBATE COURTS
BEXAR COUNTY, TEXAS

By _____, Deputy
PAUL L. DULIN, II

PROBATE COURT NO. 1 OF BEXAR COUNTY, TEXAS

NO. 2010-PC-2629

IN RE GUARDIANSHIP OF	§	IN THE PROBATE COURT
	§	
GUS NICHOLAS ALEXANDER, JR.,	§	NO. 1
	§	
AN INCAPACITATED PERSON	§	BEXAR COUNTY, TEXAS

ORDER APPOINTING TEMPORARY GUARDIAN OF THE ESTATE

On May 11, 2011, the Court considered Philip Alexander's Application for Appointment of Temporary Guardian of the Estate of Gus Nicholas Alexander, Jr.

The Court has previously found that Gus Nicholas Alexander, Jr. (the "Ward") is an incapacitated person.

The Court further finds that the Ward owns a residence in Nashville, Tennessee from which he derives rental income. The Court finds that there is an immediate need for an appointment of a temporary guardian in order to safeguard the Ward's interest in the property and convey the property to Broadway National Bank, as Trustee of the Gus Nicholas Alexander, Jr. Management Trust created by this Court under Section 867 of the Texas Probate Code.

The Court further finds that it has venue pursuant to Section 610 of the Texas Probate Code because the Ward resides in Bexar County, Texas; that the Ward was served with citation; that Philip Alexander is not ineligible to act as temporary guardian of the estate of the Ward and that he is entitled to be so appointed; that this Court has jurisdiction of this cause; and that the rights of Gus Nicholas Alexander, Jr. and his property will be protected by such appointment.

It is ORDERED that Philip Alexander is appointed as Temporary Guardian of the Estate of Gus Nicholas Alexander, Jr. with the following powers:

1. To take any and all action necessary and to sign any and all documents necessary or appropriate to convey the following real property to Broadway

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:
MAY 24 2011
GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

RMO

National Bank, as Trustee of the Gus Nicholas Alexander, Jr. Management

Trust:

Lot 1, Brookside Courts Addition, City of Nashville,
Davidson County, Tennessee.

It is further ORDERED that ~~Philip Alexander shall execute and file with the Court a bond~~ bond currently in effect shall be amended to include guardian as guardian (temporary) of the estate also ~~in the amount of $~~ 11,000.00 ~~conditioned as required by law~~, and that when he has qualified by such amendment to the bond and filing of an oath according to law, the clerk of this Court shall issue Letters of Temporary Guardianship to Philip Alexander setting forth the powers to be exercised by him as temporary guardian.

It is further ORDERED that the temporary guardianship will terminate on July 8, 2011.

SIGNED on this 11th day of May, 2011.

Polly Jackson Spencer
JUDGE PRESIDING

AGREED AS TO FORM:

K.P.K.

Kevin P. Kennedy
State Bar No. 11294300
1920 Nacogdoches Road, Suite 100
San Antonio, Texas 78209
Tel: (210) 824-0771
Fax: (210) 824-2731

Stephen P. Takas, Jr.

Stephen P. Takas, Jr.
State Bar No. 19613000
126 Villita St.
San Antonio, Texas 78205
Tel: (210) 225-5251
Fax: (210) 225-6545
Attorney Ad Litem

FILED

MAY 11 2011

GERARD RICKHOFF
CLERK PROBATE COURT NO. 1
BEXAR COUNTY, TEXAS
BY Teresa Guerra
DEPUTY

STATE OF TEXAS COUNTY OF BEXAR
CERTIFIED COPY CERTIFICATE
The page to which this certificate is affixed may have been lawfully altered to redact confidential personal information but is otherwise a full, true and correct copy of the original on file and of record in my office.
ATTESTED:

MAY 24 2011

GERARD RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS
BY
DEPUTY

VOL 2062 PG 4546

PAUL DULIN

PROBATE COURT NO. 1 OF BEXAR COUNTY, TEXAS