3/ GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20110052851 DEEDWARR
Recvd: 08/26/11 15:09 2 pgs
Fees:13.00 Taxes:281.20
20110826-0066257

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF AUGUST, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 9.3.12

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John D. Denton 923 Fatherland Street Nashville, TN 37206	New Owner	051-01-0-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Ennis Jones, unmarried, by Linda J. Williams, Conservator**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John D. Denton**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lots 97 and 98 on the map of Due West Valley Acres, not of record, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the corner of Lots 96 and 97; thence with the line between said lots southwesterly 400 feet to a point; thence southerly 200 feet to a point at the corners of Lots 98 and 99; thence with the line between said lots, easterly 400 feet to the west margin of Due West Avenue; thence with the margin of the same, northerly 200 feet to the beginning.

Being the same property conveyed to William Ennis Jones, by deed from M.M. Cunniff and wife, Hattie B. Cunniff, of record as Book 1556, page 274, dated August 23, 1947, and corrected in Book 3218, page 30, said Register's Office. By Order entered October 11, 2010, Case No. 09P-1606, Seventh Circuit for Davidson County, Tennessee, Linda Williams was appointed Conservator for William Ennis Jones. By Order entered June 6, 2011, Case No. 09P-1606, a certified copy of which is of record in Instrument No. 20110826-0066255 said Register's Office, the Conservator's Petition to Sell Real Property was approved. By Order entered August 19, 2011, Case No. 09P-1606, a certified copy of which is of record in Instrument No. 20110826-0066256, said Register's Office, the Conservator's Motion to Approve Real Property Contract, pursuant to which this conveyance has occurred, was approved.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive Covenants contained in instrument of record as Book 1556, page 274, said Register's Office.

This is improved property known as: **733 Due West Avenue, Madison, TN 37115.**

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of August, 2011.

William Ennis Jones by Linda J. Williams, conservator

William Ennis Jones, by Linda J. Williams,
Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda J. Williams, Conservator for the Estate of William Ennis Jones, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of August, 2011

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 3, 2012

Catherine H. Gwyn
Notary Public

My Commission Expires: 09/03/2012