This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Leslie Dee Roenbaum
Lori Joy Rosenbaum
901 Vantrease Road
Madison, TN 37115

Davidson County DEEDWARRSP
Recvd: 04/23/12 14:15 3 pgs
Fees:18.00 Taxes:510.60
20120423-0034590

SEND TAX BILL:
Cornerstone Home Lending
1177 West Loop South, #200
Houston, TX 77027

MAP AND PARCEL:
05103014600

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 138,000.00.

Paula W Reed
AFFIANT

Subscribed and sworn to before me this 12th day of April, 2012.

Ann B Wadsworth
NOTARY PUBLIC

My Commission Expires: 10/05/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, Paula W. Reed for **Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-191, has this day bargained and sold, and do hereby transfer and convey unto **Leslie Dee Rosenbaum, a single person and Lori Joy Rosenbaum, a single person**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 901 Vantrease Road, Madison, TN 37115.

And now Paula W. Reed for **Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Leslie Dee Rosenbaum, a single person and Lori Joy Rosenbaum, a single person**, his/her/their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of April, 2012.

Alfonso B. Patton

By: Paula W Reed

Paula W. Reed for Guardianship and Trusts Corporation as Conservator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ~~Paul W. Reed~~ * Paula W. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she upon behalf of **Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P-191. the bargainor, and as such being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2012.

* Paula W. Reed

A B Waddell

NOTARY PUBLIC

My Commission Expires: 10/05/15

File No.: 2012-031

EXHIBIT A

Being Lot No. 64 on the plan of Stratton Heights of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronnie Richmond and wife, Patricia Richmond by deed from Dale Hemmerly Miller and Harry G. Hemmerly of record in Instr. No. 20080304-002166, Register's Office for Davidson County, Tennessee. Judgment Transferring Fee Ownership divesting out of Patricia D. Richmond and her husband Ronnie Richmond and transferred and conveyed by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 10P-191 to Gloria E. Walker and John W. Walker, Jr., as Temporary Co-Conservators of the property and estate of Alfonso B. Patton of record in Instr. No. 20100519-0038814, said Register's Office. Ronnie Richmond conveyed his interest to Gloria E. Walker and John W. Walker, Jr., as Temporary Co-Conservators of the property and estate of Alfonso B. Patton by Quitclaim Deed of record in Instr. No. 20100519-0038816, said Register's Office. Pursuant to Final Order Appointing **Guardianship and Trusts Corporation as Conservator for Alfonso B. Patton**, by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 10P-191, of record in Instr. No. 20110627-0048775, said Register's Office. Further pursuant to Order from the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 10P-191, approved Contract for Sale of said property.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY