Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***77,000.00.

Affiant

Subscribed and sworn to before me this 31 day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20120040733 DEEDWARR
Recvd: 06/04/12 10:50 6 pgs
Fees:33.00 Taxes:284.90
20120604-0048210

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Brittany R. Hollingsworth
2413 Gardner Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO

ACOPIA LLC
306 NORTHCREEK BLVD
STE 100
GOODLETTSVILLE, TN
37072

MAP & PARCEL NOS.

MAP 070-04-0
PARCEL 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Seven Thousand and 00/100 Dollars ($***77,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Eugene Apples, Administrator C.T.A. of the Estate of Roy Eugene North, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brittany R. Hollingsworth, an unmarried woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Plan of Haynes Heights, Section II, as shown on Plan of record in Book 2331, Page 58 and 59, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Roy E. North and wife, Nevada North, by Warranty Deed dated January 11, 1957, from W.M. Starks and wife, Dorothy A. Starks, of record in Book 2635, Page 18, in the Register's Office for Davidson, Tennessee; the said Nevada North having since died on April 25, 2008, and the said Roy E. North (aka Roy Eugene North) having since died testate on September 24, 2010. The Last Will and Testament of Roy Eugene North having been admitted to probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P-1552 and per the Order of the Probate Court dated September 13, 2011, in the Order On Petition For Sale of Realty and Approval of Certain Expenses Relating to Real Property it was ordered (among other things) that the subject property be brought into the Decedent's Estate so that the property can be sold subject to subsequent confirmation by the Court and per the Order of the Probate Court dated May 25, 2012, in the Order on Motion to Approve the Purchase and Sale Agreement for the Real Property located at 2413 Gardner Lane, Nashville, Tennessee, it was ordered that the "Executor" (correctly known as the Administrator C.T.A.) is authorized to execute any deed, instrument or document necessary to effectuate the closing of the real property.

This is improved property known as 2413 Gardner Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Haynes Heights, Section II, of record in Book 2331, page 58 and 59, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of May, 2012.

Eugene Apples, Administrator C.T.A.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Apples, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as Administrator C.T.A. executed the within instrument for the purposes therein contained by signing in his capacity as Administrator C.T.A.

Witness my hand and official seal this 31 day of May, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
2011 SEP 13 PM 3:20
P. Hudson D.C.

In Re Estate of: Roy Eugene North, Sr.	)	
EUGENE APPLES, Petitioner,	)	
VS.	)	Docket Number 10P-1552
DENA J. NORTH, JIMMY L. NORTH, JR., VIVIAN WOODARD, CHRISTYANDERSON, CASSANDRA ALEXANDER, MURREL ANDERSON, JR., GARY ANDERSON, FRED ANDERSON, AND TERRENCE ANDERSON, Respondents.	)	

ORDER ON PETITION FOR SALE OF REALTY AND APPROVAL OF CERTAIN EXPENSES RELATING TO REAL PROPERTY

This cause came to be heard on the 1st day of September, 2011, before the Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, upon the *Petition for Sale of Realty and Approval of Certain Expenses Relating to Realty* (hereinafter "Verified Petition") filed on August 12, 2011, by Eugene Apples (hereinafter "Mr. Apples") in his capacity as the Executor of the Estate of Roy Eugene North, Sr. (hereinafter "the Decedent") and the *Response to Petition* filed by Vivian Woodard. The Court, upon review of the pleadings, statements of counsel, statements of the parties, and the entire record herein this cause, the Court finds as follows:

1. That as indicated in the Verified Petition, the personal property of the Decedent is insufficient to pay the debts and expenses of the Decedent and the Decedent's estate administration;

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2. That the real property as issue in the Verified Petition consist of two (2) residential properties located at 2413 Gardner Lane, Nashville, Davidson County, Tennessee (hereinafter "2413 Gardner Lane") and 1715 23rd Avenue North, Nashville, Davidson County, Tennessee (hereinafter "1715 23rd Avenue North"). According to the 2011 tax appraisals, the tax appraised value of 2413 Gardner Lane is $97,100 and the tax appraised value of 1715 23rd Avenue North is $67,200;

3. That Vivian Woodard filed a Response to the Petition on August 25, 2011;

4. That no other heir-at-law filed a response in opposition, appeared at the hearing, or otherwise sought to contest the relief requested in the Verified Petition;

5. That Mr. Apples, in his capacity as the Executor, filed the Verified Petition to bring 2413 Gardner Lane and 1715 23rd Avenue North owned by the Decedent at the time of his death into the Decedent's probate estate so that it can be sold;

6. That Mr. Apples, in his capacity as the Executor, sought an order to explicitly sell and convey 2413 Gardner Lane and 1415 23rd Avenue North subject to subsequent confirmation by this Court; and

7. That the expenses related to the sale of the real property be charged to the decedent's estate pursuant to *Tenn. Code Ann.* § 30-2-402(a).

Based on the findings of the Court and the entire record of this cause it is therefore **ORDERED, ADJUDGED AND DECREED** as follows:

1. That pursuant to Tenn. Code Ann. § 30-2-402, the real properties located at 2413 Gardner Lane and 1415 23rd Avenue North be and is hereby **ORDERED** to be brought into the Decedent's Estate so that the aforementioned properties can be sold subject to subsequent confirmation by this Court;

Copy

2. That Mr. Apples, in his capacity as the Executor of the Estate, be and hereby is expressly authorized to obtain real estate appraisals to determine the market value of 2413 Gardner Lane and 1415 23rd Avenue North;

3. That the expenses of the real estate appraisal be paid out of the proceeds of the Decedent's estate;

4. That Mr. Apples, in his capacity as the Executor of the Estate, be and hereby is expressly authorized to enter into a standard listing agreement with a real estate agent of his choice to list 2413 Gardner Lane and 1415 23rd Avenue North;

5. That 2413 Gardner Lane and 1415 23rd Avenue North be listed for a short period of time, not to exceed six (6) months;

6. That at the end of the six (6) month time period, if 2413 Gardner Lane and 1415 23rd Avenue North have not been sold by the listing agent, Mr. Apples, in his capacity as the Executor of the Estate, be and hereby is authorized to then auction 2413 Gardner Lane and 1415 23rd Avenue North;

7. That all further matters are reserved pending further orders of the Court.

IT IS SO ORDERED.

ENTERED this the 13 day of September, 2011.

RANDY KENNEDY, Judge

Copy

APPROVED FOR ENTRY:

HARRINGTON LAW OFFICE

PENNY HARRINGTON #009983

JONATHAN S. CARLTON #29768

Attorneys for the Executor, Eugene Apples
Historic Germantown
125 Seventh Avenue North
Nashville, Tennessee 37208-2605
Telephone: (615) 320-9977
Facsimile: (615) 320-9929

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing *Order* has been served, via U.S. Mail, Postage Pre-paid, on the 30 day of September, 2011, to the following:

Joe M. Goodman
Adams and Reese, LLP
424 Church Street, Suite 2700
Nashville, Tennessee 37219

Fannie J. Harris
Attorney at Law
1507 Sixteenth Avenue South
Nashville, Tennessee 37212

Roy Eugene North, Jr.
1544 Catalpa Street
Louisville, Kentucky 40211

James L. North, Jr.
1050 Sheridan Circle
Naperville, Illinois 60563

Dena North
2740 State Street, Apartment 1E
Durham, Illinois 60633

Vivian Woodard
994 Dozier Place
Nashville, Tennessee 37216

Christy Anderson
1016 Hickory Hill Lane
Hermitage, Tennessee 37076

Murrel Anderson, Jr.
1205 Levortt Road, Apartment 1209
Warner Robbins, Georgia 37088

Fred Anderson
P.O. Box 612
LaVergne, Tennessee 37086

Gary Anderson
711 Clear Circle
Smyrna, Tennessee 37167

Terence Anderson
2902 Branch Court
Nashville, Tennessee 37216

PENNY HARRINGTON