STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-4651D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120046512 DEEDWARR
Recvd: 06/25/12 08:34 2 pgs
Fees:13.00 Taxes:236.80
20120625-0055181

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thai Alan Nguven and Hanh T H Son, husband and wife (NAME)	Same (NAME)	107-9-30
901 Patricia Avenue (STREET ADDRESS)	9710 CONCORD RIDGE CT (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	BRENTWOOD TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Oval Sullins, Jr. by Fifty Forward, Consrvator,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thai Alan Nguven and Hanh T H Son, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 96 on the plan of PATRICIA HEIGHTS, SECTION I, as shown by plat of record in Plat Book 2331, Page 130-13[illegible], in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Oval Sullins, Jr. from Dwayne W. Pickering and wife, Sherri L. Pickering, by Deed dated February 22, 1983, in Book 6011, Page 295, in the Register's Office for Davidson County, Tennessee. Pursuant to Letter of Conservatorship issued by the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 12P213, Fifty Forward has been appointed Conservator for Oval Sullins. Order approving sale of property by Conservators Docket No. 12P-213 and 12P-87, Seventh Circuit Court of Davidson County, Tennessee, dated June 1, 2012.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2542, page 519, Book 6045, page 421, Book 6067, page 762, and Book 6887, page 605, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 130-13[illegible], Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 901 Patricia Avenue, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 14th day of June, 2012.

OVAL SULLINS, JR.

By: Katie Griffith, conservator for oval sullins agent for Fifty Fo
Fifty Forward, Conservator
By: Katie Griffith, Social Worker

June 14, 2012
Date

By: Gretchen Funk, conservator for Oval Sullins agent Fifty Forward
Fifty Forward, Conservator
By: Gretchen Funk, Care Team Program Director

June 14, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Katie Griffith, Social Worker and Gretchen Funk, Care Team Program Directod for Fifty Forward, Conservator for Oval Sullins, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Conservator of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2012.

My Commission Expires: 4-23-14

Tammy Morris
Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066