Record & return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Joseph A. Benedetti
2711 Overhill Circle
Nashville, TN 37214

SEND TAX BILL:
New Owner

BILL GARRETT, Davidson County
Trans:T20120047669 DEEDWARRSP
Recvd: 06/28/12 10:32 3 pgs
Fees:18.00 Taxes:902.80
20120628-0056707

MAP AND PARCEL:
09504021700

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 244,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of June, 2012.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 **Joseph A. Benedetti**, 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 2711 Overhill Circle, Nashville, TN 37214.

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 **Joseph A. Benedetti**, 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 25th day of June, 2012.

Alfonso B. Patton

By: _____

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 **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 25th day of June, 2012.

_____
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/05/15

EXHIBIT A

Being the easterly part of Lot No. 31 in Bluefields Bransford Realty Company's First Subdivision of the Sam P. Sweeney Farm, Third Civil District, Davidson County, Tennessee, the plan of which is of record in Book 843, page 16, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 31 fronts 100 feet on the North side of Overhill Drive and extends back in a northerly direction between lines, 348 feet on its easterly line and 330 feet, more or less, on its westerly line to the rear line of Lot No. 34 in said plan measuring 74.6 feet on the rear line.

Being the same property conveyed to Ronnie Richmond and wife, Patricia Richmond by deed from Thomas H. Cloyd and wife, Betty Cloyd of record in Instr. No. 20090227-0017583, 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. 20100519-0038813, 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. 20100519-0038817, 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.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantee(s); all matters as shown on the plan of record in Book 843, page 16, said Register's Office; subject to restrictions and any and all easements located on the property.
Subject to the rights and claims of parties in possession.
This property is being sold as is.