BILL GARRETT, Davidson County
Trans:T20120083197 DEEDWARR
Recvd: 11/01/12 09:32 2 pgs
Fees:13.00 Taxes:185.00
20121101-0100302

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Benjamin S. Mitchell P. O. Box 50342 Nashville, TN 37205	Same as Owner	Map 43-9 Parcel 218

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JEANAN MILLS STUART, Conservator of the Person and of the Estate of PAULINE GRISHAM, hereinafter referred to as the "GRANTORS", has bargained and sold and by these presents hereby transfers and conveys unto BENJAMIN S. MITCHELL, hereinafter referred to as the "GRANTEE", his 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 4 of Block "B" on the Plan of Woodlawn Estates , of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.

Being the same property conveyed to Pauline Grisham by deed from Phillip C. Miracle, unmarried of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court For Davidson County, Tennessee, from a hearing held on July 18, 2012, Jeanan Mills Stuart, Conservator for Pauline Grisham was ordered to enter into a contract with Feller Brown Realty and Auction Company for the sale of the said property; and the said property was sold at auction to the Grantee on October 4m 2012 and the Auction Contract was confirmed by Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, in an Order entered on October 26, 2012, in the Conservatorship of Pauline Grisham, Case No. 12P-471.

The mailing address for the said property is 204 Dupont Ave., 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 the GRANTOR, covenants with the said GRANTEE, that Pauline Grisham is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. All matters showing on the Plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

And, we, the GRANTOR, further covenants and binds Pauline Grisham, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 1st day of November, 2012.

"GRANTORS"

CONSERVATORSHIP OF
PAULINE GRISHAM

Jeanan Mills Stuart, Conservator

JEANAN MILLS STUART,
CONSERVATOR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANAN MILLS STUART with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, as Conservator of the Person and of the Estate of PAULINE GRISHAM executed the within instrument by Order of the Seventh Circuit Court for Davidson County, Tennessee, for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of November, 2012.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: August 20, 2013

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Jeanan Mills Stuart
Affiant

Sworn to and subscribed before me, this the 1st day of November, 2012

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: August 20, 2013