BILL GARRETT, Davidson County
Trans:T20120091941 DEEDWARR
Recvd: 12/03/12 11:16 6 pgs
Fees:33.00 Taxes:72.15
20121203-0110729

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Anthonio D. Tucker 1449 Aaronwood Drive Old Hckory, TN 37138	New Owner	08207013000

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Timothy R. Bozza and Lennis H. Ray as Fudiciary for Benjamin C. Bozza (collectively, the "Grantor") have bargained and sold, and hereby transfer and convey, to Anthonio D. Tucker, his heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Described property located in Davidson County, Tennessee, to wit:

The Westerly 20 feet of Lot Number 7 and the Easterly 37 feet of Lot Number 8 in the Humphrey Pierce Addition to Northeast Nashville, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots front 57 feet, more or less on the Southerly 150 feet between parallel lines to an alley.

Being the same property conveyed to Timothy R. Bozza and Veronica Bozza by Special Warranty Deed from LaSalle Bank, N.A. as Trustee for the MLMI Trust Series 2007-HE3, recorded on the 9th day of April, 2008 in Instrument No. 20080409-0035801, in the Register's Office of Davidson County, Tennessee. The said Veronica Bozza is now deceased leaving Benjamin C. Bozza, minor child of Timothy R. Bozza and Veronica Bozza, as her heir at law.

This instrument is being executed on behalf of Timothy R. Bozza by Lennis H. Ray, his lawful Attorney-In-Fact, pursuant to Power of Attorney of record as Instrument No. 2010005-0079571, Register's Office, Davidson County, TN.

This instrument is being executed on behalf of the minor, Benjamin C. Bozza, by Lennis H. Ray, his Fudiciary. Order for Sale of Real Estate, filed in the 7th Circuit Court of Davidson County, Tennessee Probate Division on November 26, 2012 is hereby attached for further reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 316 Wilburn Street, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

(1) Sumner County Taxes for the year 2013 and subsequent years, not yet due and payable.
(2) All matters as shown on the plat of Humphrey Pierce Addition to Northeast Nashville, of record in Plat Book 161, Page 20, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 30th day of November, 2012.

Timothy R. Bozza, by Lennis H Ray
Timothy R. Bozza
By: Lennis H. Ray, Attorney-In-Fact
POA

Lennis H. Ray fudiciary
Lennis Ray
Fudiciary of Benjamin C. Bozza

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $19,500.00.

Brenda J. Ray
Affiant

Sworn to and subscribed before me this 30th day of November, 2012.

Notary Public

My Commission Expires:
03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

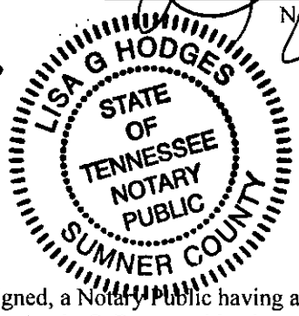
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lennis H. Ray, as Attorney-In-Fact for Timothy R. Bozza, with whom I am personally acquainted, and who acknowledged that he executed the within instrument and who acknowledged the execution of the same to be the free act and deed of Timothy R. Bozza, as his Attorney-InFact.

WITNESS my hand this 30th day of November, 2012.

Notary Public

My Commission Expires: 03/01/2016



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

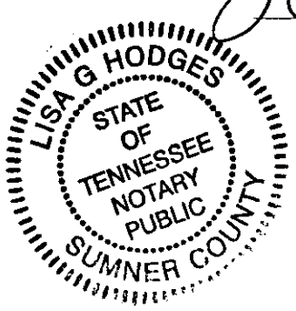
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Lennis H. Ray, as Fudiciary for Benjamin C. Bozza, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of November, 2012.

Notary Public

My Commission Expires:

03/01/2016



2195227.1

ENTERED

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

2012 NOV 26 PM 1:49
RICHARD R. ROOKER, CLERK
D.C.

IN RE:	)	
	)	
The appointment of guardians for	)	
	)	
BENJAMIN C. BOZZA,	)	No. 10P-1543
Minor,	)	
	)	
Tammy Hackett and Lennis H. Ray,	)	
Petitioners.	)	

ORDER FOR SALE OF REAL ESTATE

This matter came to be heard on the 8th day of November upon the Petition for Sale of Real Estate filed by Lennis H. Ray, Co-Guardian of Benjamin Bozza, and pertaining to the real property located at 316 Wilburn Street, Nashville, Tennessee 37207 (the "Property"). Upon considering the Petition and oral argument, the Court finds that the proposed sale is commercially reasonable, that reasonable notice has been given to all interested parties, and that no objection or other response has been filed in response to the Petition. The Court, therefore, concludes that the Petition should be GRANTED. Accordingly, it is

ORDERED, ADJUDGED AND DECREED that:

1. The Petition for Sale of Real Estate should be, and is hereby, GRANTED;

2. Lennis H. Ray has authority to sell the Property for $19,500.00, said Property being located at 316 Wilburn Street, Nashville, Tennessee 37207 and further described as:

> DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSE, TO WIT:
>
> THE WESTERLY 20 FEET OF LOT NUMBER 7 AND THE EASTERLY 37 FEET OF LOT NUMBER 8 IN THE HUMPHREY PIERCE ADDITION TO NORTHEAST NASHVILLE, AS OF RECORD IN BOOK 161, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
>
> SAID LOTS FRONT 57 FEET, MORE OR LESS ON THE SOUTHERLY 150 FEET

BETWEEN PARALLEL LINES TO AN ALLEY.

BEING THE SAME PROPERTY AS CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM TERRY HICKS, MARRIED AND NICOLE B. GRISBY HICKS F/K/A NICOLE B. GRISBY TO LASALLE BANK, N.A. AS TRUSTEE FOR MLMI TRUST SERIES 2007-HE3 DATED NOVEMBER 5, 2007 AND RECORDED ON NOVEMBER 13, 2007 IN INSTRUMENT NO. 20071113-0132914 IN THE DAVIDSON COUNTY PUBLIC RECORDS.

The property hereinabove described was acquired by Grantor by Instrument recorded in Instrument 20071113-0132914 in the aforesaid County and State.

3. The proceeds from the sale of the Property shall be used by the Guardians to pay for any debts or expenses pertaining to the Property or the sale of the Property, and the remaining proceeds of the minor child shall be utilized by the Guardians for the benefit of the minor child.

Entered this 26 day of November, 2012.

THE HONORABLE RANDY KENNEDY

Submitted For Entry:

Andrea T. McKellar (#019618)
McKellar|Hyde, PLC
411 Broadway St., Suite 302
Nashville, TN 37203
Ph: (615) 866-9828
Fax: (615) 866-9863
amckellar@mckellarhyde.com

Valerie Webb (#018953)
Webb Sanders PLLC
2874 Highway 31 W
White House, TN 37188
Telephone (615) 581-0804
Facsimile (615) 581-0805

Counsel for Co-Guardian Lennis Ray

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was sent to the following via U.S. Mail, postage prepaid, on the 12th day of November, 2012:

Matt Potempa, Esq.
Washington Square, Suite 360M
222 Second Avenue North
Nashville, TN 37201

David E. Heller, Esq.
1720 West End Avenue, Suite 300
Nashville, TN 37203

Tammie Hackett
2003 Dogwood Lane
Greenbrier, TN 37073

Benjamin C. Bozza
2003 Dogwood Lane
Greenbrier, TN 37073

