BILL GARRETT, Davidson County
Trans:T20130100523 DEEDWARR
Recvd: 11/27/13 12:59 6 pgs
Fees:33.00 Taxes:555.00
20131127-0121836

This Instrument Prepared By:
Linda B. Thomas, Esq.
996 Wilkinson Trace, Suite A-1
Bowling Green, KY 42103
BPR# 29738

Address New Owner and Send Tax Bills to:

The Ivy Center Foundation of Nashville, Inc.
c/o Cassandra T. Biles, Chair
4344 Ashland City Highway
Nashville, TN 37218

Tax Map 69
Parcels: 019.00 & 020.00

DEED

THIS DEED OF CONVEYANCE, made and entered into this 26th day of November, 2013, by and between **GERALDINE POWELL, widow and not remarried, acting by and through Phyllis G. Sweatt, guardian,** whose mailing address is 108 Purcell Court, Bowling Green, KY 42101, hereinafter referred to as **GRANTOR**; and **THE IVY CENTER FOUNDATION OF NASHVILLE, INC.,** whose mailing address is c/ Cassandra Biles, Chair, 4344 Ashland City Highway, Nashville, TN , hereinafter referred to as **GRANTEE;**

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell and convey, subject to the restrictions, easements and other conditions hereinafter contained, unto the Grantee, its successors or assigns, that certain real property located in Davidson County, Tennessee and more particularly described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 150,000.00
_____, Affiant
Subscribed and sworn before me this the
27 Day of NOV., 2013.
_____, Deputy Register

TRACT 1:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows:

Beginning on the center of the Hydes Ferry Pike, at the southeast corner of the property conveyed to Eunice Cato, by deed from John Cato and wife, of record in Book 1126, Page 533, Register's Office for said county,: thence with said Cato's easterly line, northwardly 308 feet; thence westwardly 44 feet; thence northwardly 194 feet; thence eastwardly 131 feet to the westerly line of the Burkhalter Property; thence with said line, southwardly 495 feet to the center of Hydes Ferry Pike; thence with the same, westwardly 92 feet to the beginning.

Being the same property conveyed to Lawrence Powell and wife, Geraldine S. Powell, by deed from Willie B. Burton and wife, Sara Burton, of record as Book 3768, page 605 dated June 15, 1964, said Register's office. The said Lawrence Powell having since died on or about August 16, 2005, leaving the said Geraldine S. Powell as the surviving tenant by the entirety.

TRACT 2:

Being land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of the Hydes Ferry Pike, at the southwest corner of Old Cato tract of land; thence with said center of said pike, South 76° East 9 poles to the Southwest Church and School lot; thence with the line of said lot, northerly 308 feet; westerly 44 feet, northerly 194 feet to a stake, the northwest corner of said lot; thence easterly 131 feet to the west line of A. M. Burkhalter property; thence northerly 36 ½ poles to a rock in a branch; thence down said branch, So. 40 1/2° West 18.6 poles to a stone; thence south 3/4° West 31.92 poles to the northwest corner of a one acre tract land, continuing south 1/2°, west 17.68 poles to the beginning, containing 3 acres, and 139 poles, be the same more or less.

Being the same property conveyed to Felix L. Powell and wife, Geraldine S. Powell, by deed from T. P. Stephens, Jr. and wife, Nanci W. Stephens (Nancy W. Stephens same person as Nanci W.), of record in Book 4741, page 711, dated August 17, 1973, said Register's office. The said Felix L. Powell (being the same person as Lawrence Powell) having since died on or about August 16, 2005, leaving the said Geraldine S. Powell as the surviving tenant by the entirety. Further reference is made to deed in Instrument No. 20131007-0105313, Dated October 2, 2013, said Register's office.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon and all the appurtenances thereunto belonging unto the Grantee, its successors or assigns, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property and has a good right to convey the Property. Grantor covenants to warrant and forever defend the Property unto Grantee and Grantees successors and assigns from and against the lawful claims of all persons. The parties hereto swear or affirm that the consideration paid for the property being conveyed herein is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

For authority of Phyllis G. Sweatt to sign as guardian of Geraldine S. Powell, see Order Authorizing Conveyance of Real Estate by Guardian entered October 2, 2013, in Case No. 05-H-462-1 in Division 2 of Warren District Court, attached hereto as Exhibit A and by this reference incorporated herein.

GRANTOR:

Geraldine S. Powell by
Phyllis G. Sweatt, her Guardian

Geraldine S. Powell by
Phyllis G. Sweatt, her Guardian

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF WARREN)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phyllis G. Sweatt, as court appointed Guardian for Geraldine S. Powell, with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who, upon oath, acknowledged herself to be, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing.

Witness my hand and seal at office this the 26th day of November, 2013.

NOTARY PUBLIC
My Commission Expires: 4-5-15
Id No.: 442980

GRANTEE: THE IVY CENTER FOUNDATION OF NASHVILLE INC.

By:

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Deborah Liter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained by signing.

Witness my hand and seal at office this the 21 day of November, 2013.

CAROLYN PIPHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

NOTARY PUBLIC
My Commission Expires: July 6, 2015
Id No:

S:TN deeds\Sweatt.IVYfoundation.TN.deed.2013

ENTERED 10/2/13
BRANDI DUVALL, CLERK
WARREN DISTRICT COURT DIV# II D.C.
BY

COMMONWEALTH OF KENTUCKY
WARREN DISTRICT COURT
DIVISION NO. 2

CASE NO. 05-H-462-1

IN RE: GERALDINE POWELL, DOB 12/13/1915

ORDER AUTHORIZING CONVEYANCE OF REAL ESTATE BY GUARDIAN

This matter has come before this Court on the Motion of Phyllis G. Sweatt, Guardian of Geraldine S. Powell, her mother, pursuant to that Order entered by this Court on February 7, 2006; and this Court having reviewed the record and held a hearing on this matter and being apprised of the following:

1. THAT WHEREAS, Guardian Phyllis G. Sweatt on April 30, 2012, conveyed approximately 3 acres of real property owned by her ward , being a lot addressed at 4348 Ashland City Highway, Nashville, TN and an adjoining lot (the " TN Property to herself, individually; and
2. THAT WHEREAS the Guardian has negotiated a contract of sale of the TN Property") to a third party in order to produce funds needed for her ward's personal and medical care; and
3. THAT WHEREAS, the most favorable capital gains treatment for sale of the TN Property can be obtained by conveying the property directly from her ward to the buyer; and

4. THAT WHEREAS the Guardian will quitclaim the TN Property back to her ward, and has moved this Court to grant her a power of sale in order that she may consummate sale of the TN Property for and on behalf of her ward; and

5. THAT WHEREAS Guardian has testified that the April 30, 2012 conveyance was made without knowledge of the requirement of KRS 389A.010 **et. seq.**;

NOW THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED that the Guardian is GRANTED a POWER OF SALE for the TN Property, and Phyllis G. Sweatt is hereby EMPOWERED to sell and transfer the TN Property to a buyer in order to produce funds for the care of her ward, Geraldine S. Powell.

This is a final order, and there is no just cause for delay in its entry.

This 2nd day of October, 2013.

Brent J. Potter

JUDGE BRENT J. POTTER

CLERK SEND COPIES TO:

Linda B. Thomas, Esq.

Felix L. Powell, Jr.
1345 Smith Road
Columbus, OH 43207

Kenneth Powell
4332 Golden Hill Circle
Nashville, TN 37218

Brenda Powell
1044 West Catalpa Avenue
Chicago, IL 60640

AS CLERK OF THE WARREN CIRCUIT/DISTRICT COURT, I DO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL ENTERED OF RECORD IN MY OFFICE IN TESTIMONY WHEREOF WITNESS MY HAND THIS 2 DAY OF Oct 2013

BRANDI DUVALL, CLERK
BY: B Campbell D.C.

S:\family\powell.ord