PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056-0190

WRG-1530 Map 142-05-0D-073.00 CO

CONSERVATOR'S DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eleven Thousand and No/100 Dollars ($111,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Bret I. Alsobrooks, Conservator for Lorene A. Moss**, pursuant to and in compliance with an order of the Chancery Court of Houston County, Tennessee, entered in *In re The Matter of Lorene A. Moss,* Docket No. 2012-CV-267, a copy of which is attached hereto and incorporated herein by reference as "Exhibit C," have bargained and sold, and by these presents do transfer and convey unto **Lois Lynn Brown**, a widow (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND I HEREBY COVENANT with the Grantee that as conservator, but not otherwise, I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under me as conservator, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of May, 2014.

Bret I. Alsobrooks, Conservator

Bret I. Alsobrooks, Conservator for Lorene A. Moss

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Bret I. Alsobrooks, Conservator for Lorene A. Moss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 16th day of May, 2014.

Melinda D. Bradford

Notary Public

My Commission Expires:

05-24-16

BILL GARRETT, Davidson County
Trans:T20140035109 DEEDWARR
Recvd: 05/20/14 12:53 7 pgs
Fees:38.00 Taxes:410.70

20140520-0043344

MELINDA D. BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 05-24-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 111,000.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lois Lynn Brown
Affiant

Subscribed and sworn to before me this 16th day of May, 2014.

Melinda D. Bradford
Notary Public

My Commission Expires:

05-24-16

MELINDA D. BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 05-24-2016

NAME AND ADDRESS OF OWNER(S):

Ms. Lois Lynn Brown
962 Todd Price Dr.
Nashville, TN 37221

SEND TAX BILLS TO:

(Same)

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit H-403 together with Carport designated H-403-C on the Plan of Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, Pages 17 thru 19, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, in Instrument No. 20050128-0010626, and in Instrument No. 20050602-0062760, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eugene D. Moss and Lorene A. Moss, as tenants in common as to an undivided one-half interest each, by warranty deed from Ruth L. Elliott, unmarried, dated March 10, 1998, and of record in Book 10836 at page 576 in the Register's Office of Davidson County, Tennessee. Also being the same property devised to Lorene A. Moss by the Last Will and Testament of Eugene D. Moss, deceased. Said will is of record in Will Book 5 at pages 400-404 in the Probate Court for Houston County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The terms, provisions, covenants and conditions as set forth in the Master Deed for River Plantaion (Section Four) of record in Book 4892 at page 440, as amended in Book 4956 at page 756, Instrument No. 20050128-0010626, and Instrument No. 20050602-0062760, all in the Register's Office of Davidson County, Tennessee.

2. The matters appearing on the plat of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860 at pages 17-19 in the Register's Office of Davidson County, Tennessee.

3. The By-Laws of River Plantation, Section Four, of record in Book 4892 at page 456, as amended in Instrument No. 20050602-0062760, both in the Register's Office of Davidson County, Tennessee.

4. An Easement in favor of Harpeth Valley Utilities District of record in Book 3770 at page 6 in the Register's Office of Davidson County, Tennessee.

5. An Easement as set forth in instrument of record in Book 174 at page 70 in the Register's Office of Davidson County, Tennessee.

6. A transmission line easement in favor of the United States of America (T.V.A.) of record in Book 2274 at page 547 in the Register's Office of Davidson County, Tennessee.

7. The lien for Davidson County real property taxes for the current year, but not yet due and payable.

IN THE CHANCERY COURT
OF HOUSTON COUNTY, TENNESSEE
AT ERIN
SITTING SPECIALLY IN WAVERLY, TENNESSEE

IN RE: THE MATTER OF
LORENE A. MOSS

Docket #: 2012-CV-267

A TRUE COPY
FILED March 4, 2013
HOUSTON COUNTY CHANCERY COURT
AT 1:23 A.M. P.M.

BRET I. ALSOBROOKS,
Petitioner.

ORDER OF FEBRUARY 14, 2013 APPOINTING INTERIM CONSERVATOR

This matter came on to be heard on the 14th day of February, 2013 before the Honorable George C. Sexton, Chancellor. Present in Court were the Petitioner, Bret I. Alsobrooks, his attorney, Clifford K. McGown, Jr., and the Guardian ad Litem, Olivia Wann. A court reporter was not present. This hearing was conducted in the Humphreys County Courthouse in Waverly, Tennessee due to the Court's schedule.

Upon the case being called, the Court reviewed the verified Petition filed on December 20, 2012 and the doctors' statements attached as Exhibits to that Petition. The Court heard proof in this cause, as well as comments of counsel. Testifying before the Court were the Petitioner, Bret I. Alsobrooks, and Olivia Wann, Guardian ad Litem.

Based upon the foregoing, as well as comments of counsel, the Court finds as follows:

1. Lorene A. Moss ["Ms. Moss"] is in need of a conservator. Her health and mental faculties have deteriorated such that it is in her best interest for a conservator to be appointed.

2. Petitioner, Bret I. Alsobrooks, is appointed Conservator of the Respondent, Ms. Moss.

EXHIBIT C

3. The Conservator shall have the authority to make both medical and financial decisions for the Respondent on an interim basis.

4. The Conservator shall have forty-five (45) days within which to determine the extent of Ms. Moss' assets and to file a report of those assets in a Proposed Property Management Plan with the Court.

5. Pending further orders of the Court, the Conservator may collect Ms. Moss' money and spend it in the administering of Ms. Moss' affairs.

6. Within sixty (60) days of the entry of this Order this matter will be reviewed by the Court at which time a property management plan will be approved by the Court.

7. The Conservator shall post a commercial bond in the amount of $150,000 within sixty (60) days of the entry of this Order.

8. The Guardian ad Litem, Oliva Wann, is awarded a fee of $1,500 for her services in this matter and the Conservator shall cause that amount to be paid to Ms. Wann.

9. Clifford K. McGown, Jr. is awarded a fee of $2,500 for his services as attorney in this matter and the Conservator shall cause that amount to be paid to Mr. McGown.

10. All other matters are reserved.

Signed this the 28 day of Feb, 2013.

GEORGE C. SEXTON, Chancellor

APPROVED FOR ENTRY:

CLIFFORD K. McGOWN, Jr.
Attorney for Petitioner
Supreme Court Reg. # 10259
113 North Court Square
P.O. Box 26
Waverly, TN 37185
(931) 296-1221

OLIVIA WANN
Signed by Permission by Clifford K. McGown, Jr.
Guardian ad Litem
Donelson Mansion
1340 Donelson Pkwy
Dover, TN 37058
(931) 232-4529