This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8617 PAGE 483

This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Ronald E. Blevins and Catherine S. Blevins
4227 Hermitage Road
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 75
PARCEL 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold G. Gaines and wife, Bettye O. Gaines hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald E. Blevins and wife, Catherine S. Blevins, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A Tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, as follows:
>
> BEGINNING at a point in Hodgson's old line being an iron pin at the southeast corner of (Hodgson's) Lot No. 3 of an unrecorded plat made by John E. Petty, dated 12/1/45; thence S89°30'E, 25.0 feet to an iron pin; thence N0°30'E, 400 feet to an iron pin; thence N89°30'W, 25.0 feet to an iron pin, E. H. McCombs' (Lot No. 4 of said aforementioned plat) northeast corner: thence S0°30'W, 400 feet, passing McCombs' SE and Hodgson's NW corner at 200.0 feet, to the beginning, and containing 0.229 acres, more or less.
>
> Being the same property conveyed to Harold G.Gaines and wife, Betty O. Gaines, by deed from Henry C. Hodgson and wife, Helen F. Hodgson of record in Book 4560, Page 225, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 0.229 acres±, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald E. Blevins and wife, Catherine S. Blevins, their heirs and assigns, forever; and we, Harold G. Gaines and wife, Bettye O. Gaines do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this the 30th day of April, 1992.

Harold G. Gaines

Bettye O. Gaines

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold G. Gaines and wife, Bettye O. Gaines the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: ~~5/22/93~~ 5/15/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: ~~5/22/93~~ 5/15/94

07243

IDENTIF. REFERENCE

MAY 4 2 36 PM '92

RECEIVED FOR RECORD
DAVIDSON CO., TENN.

RECORDING FEE 6.00