BOOK 10729 PG 137

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C.J. Gideon, Jr. and Cecile Gideon 624 Westview Avenue Belle Meade, Tennessee 37205	Same	130-3/57

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VICTOR H. NIELSEN and wife, MARGARET R. NIELSEN ("Grantors") have bargained and sold, and by these presents transfer and convey unto C.J. GIDEON and CECILE GIDEON as tenants in common ("Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of a Resubdivision of Royal Oaks, Section A, as shown on Plat of record in Plat Book 1424, page 55, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Victor H. Nielsen and wife, Margaret R. Nielsen, by deed of record in Book 1630, page 219, said Register's Office.

The source of this description is the prior deed.

This is improved property known as 627 Royal Oaks Place, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

3636 12/19 0101 03CHECK 956.50

1. Taxes for the year 1998, a lien but not yet due and payable.

2. Such state of facts as an accurate survey would disclose.

3. Restrictions of record in Book 1630, page 219, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plat of record in Book 1424, page 55, said Register's office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 18th day of December, 1997.

Victor H. Nielsen
VICTOR H. NIELSEN

Margaret R. Nielsen
MARGARET R. NIELSEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, VICTOR H. NIELSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 1997.

Sharon K Lacks
Notary Public

SHARON K. LACKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires:

7/24/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARGARET R. NIELSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of December, 1997.

Sharon K Lacks
Notary Public

SHARON K. LACKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

My Commission Expires:

7/24/99

BOOK 10729 PG 139

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $255,000.00.

Margaret R. Nielsen

Victor H. Nielsen
Affiant

Sworn to and subscribed before me this 18th day of December, 1997.

Sharon K Lacks
Notary Public

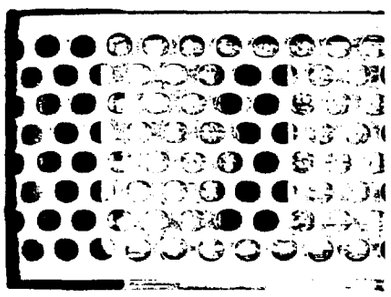
SHARON K. LACKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

7/24/99

LACKS/ 571499

0382352
IDENTIF. & REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10729 PG 140

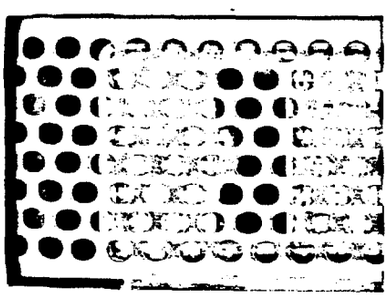
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
255000.00
CON TX 943.50
PRFEE 1.00
WDEED 12.00
TOTAL 956.50
CHECK 956.50

12/18/87 A1 14:01 0001 3636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0382352
IDENTIF. # REFERENCE

RECEIVED FOR RECORD

No. 1234373