Davidson County DEEDWARR
Recvd: 01/14/02 12:05 3pgs
Fees:18.00 Taxes:597.69
20020114-0005429

PICK-UP

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| J. William Blevins<br>22 Lynnwood Blvd.<br>Nashville, TN 37205 | SAME | Map: 104-14<br>Parcel: 14<br>Map: 104-10<br>Parcel: 15 |

WHEREAS, the James V. Blevins Revocable Trust and J. William Blevins, as Tenants in Common, are record title holders of certain property located in Nashville, Davidson County, Tennessee by quitclaim deeds of record in Book 9478, page 731 and Book 9478, page 737, Register's Office for Davidson County, Tennessee; and

WHEREAS, James V. Blevins was the trustee of the James V. Blevins Revocable Trust; and

WHEREAS, James V. Blevins died on April 12, 1999. Pursuant to Item Eight of the Last Will and Testament of James V. Blevins dated September 6, 1989, of record in the Circuit Court Clerk's Office of Broward County, Florida, Instrument Number 99005162 and Book 29785, page 1007 and of record in Instrument Number 20010425-0041146, Register's Office for Davidson County, Tennessee, the James V. Blevins Revocable Trust is the sole heir of all real property owed by said James V. Blevins; and

WHEREAS, pursuant to the terms of the James V. Blevins Revocable Trust, the successor trustee of the James V. Blevins Revocable Trust is J. William Blevins.

NOW, THERFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. WILLIAM BLEVINS, TRUSTEE OF THE JAMES V. BLEVINS REVOCABLE TRUST (the "Grantor"), with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, by these presents does transfer and convey unto J. WILLIAM BLEVINS (the "Grantee"), his successors and assigns, all of the James V. Blevins Revocable Trust's right, title and interest in and to that certain land in Davidson County, State of Tennessee as more particularly described on Exhibit "A," attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters of record. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of January, 2002, effective January 1, 2002.

J. WILLIAM BLEVINS as Trustee of The James V. Blevins Revocable Trust, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary

TITLE: Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. William Blevins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the James V. Blevins Revocable Trust, the maker, and is authorized by the maker to execute this instrument of behalf of the maker.

Witness my hand this 14th day of January, 2002.

NOTARY PUBLIC

My Commission expires: 9-5-2005

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $161,538.46.

Affiant

Subscribed and sworn before me this 14th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 9-5-2005

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EXHIBIT A

TRACT 1:
(Parcel 14)

Being part of the easterly half of Lot No. 9 on the plan of Joseph Warner's Subdivision, as of record in Book 332, page 154, Register's Office for Davidson County.

Said part of Lot No. 9 fronts 50 feet on the northerly side of Gillespie Avenue and runs back 143.4 feet on the westerly line and 149.8 feet on the easterly line, which is a broken line to a line in the rear, which measures 27.7 feet thereon.

Being the same property conveyed to the James V. Blevins Revocable Trust and J. William Blevins by quitclaim deed of record in Book 9478, page 731, Register's Office for Davidson County, Tennessee.

TRACT 2:
(Parcel 15)

Being the westerly one-half of Lot No. 9 on the plan of Joseph Warner's Subdivision, as of record in Book 332, page 154, Register's Office for Davidson County.

Said part of Lot No. 9 fronts 50 feet on the northerly side of Gillespie Avenue and runs back 134 feet 10 inches on the westerly line and 143 feet 5 inches, more or less, on the easterly line to the southerly line of Lot No. 6, measuring 50-1/2 feet thereon.

Being the same property conveyed to the James V. Blevins Revocable Trust and J. Williams Blevins by quitclaim deed of record in Book 9478, page 737, Register's Office for Davidson County.

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