RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 05/17/04 11:29 2pgs
Fees:13.00 Taxes:1476.30
20040517-0057393

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Tara E. Cavazos
Affiant

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires May 24 2005

Subscribed and sworn to before me, this 10th day of May, 2004.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tara E. Cavazos 710 Ebenway Drive Nashville, TN 37205	SAME	130-3-072 BM-08115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DORIS M. LEBO, TRUSTEE OF THE CORNELIA W. SPEIGHTS TRUST dated November 21, 1996, WITH FULL POWER TO BARGAIN, SELL, TRANSFER, CONVEY, MORTGAGE OR ENCUMBER, WITHOUT THE JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TARA E. CAVAZOS AND HUSBAND, GARY D. CAVAZOS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Revised Subdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 134.1 feet on the easterly margin of Royal Oaks Place and extends back 228.1 feet on the northerly line and 228 feet on the southerly line to a dead line in the rear, measuring 135.8 feet thereon.

Being the same property conveyed to Cornelia W. Speights Trust dated November 21, 1996 by deed from William C. Lebo, Jr,. and wife, Doris M. Lebo, of record as Instrument No. 20010821-0090061, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for sanitary sewer to the City of Belle Meade, by instrument of record in Book 5787, page 328, Register's Office for Davidson County, Tennessee

4. Agreement for Dedication of Easement for Storm Drainage to the City of Belle Meade of record in Book 8955, page 530, Register's Office for Davidson County, Tennessee.

5. Grant of Appurtenant Easement and Revocation of Prior purported Conveyance of record in Book 10426, page 127, Register's Office for said County.

6. Matters shown on the Plan of record in Book 1424, page 55, Register's Office for said County.

This is improved property known as 634 Royal Oaks Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantees 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 10th day of May, 2004.

Doris M. Lebo, Trustee

Doris M. Lebo, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORIS M. LEBO, TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of May, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/24/07