Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED

BY:

BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 06/13/05 14:07 3 pgs
Fees:18.00 Taxes:1844.45
20050613-0067376

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clay Blevins 627 Royal Oaks Place Nashville, TN 37205	Same	Map 130-3 Parcel 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, C. J. GIDEON and CECILE GIDEON, as tenants in common ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto CLAY BLEVINS ("Grantee"), his heirs, 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 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 C. J. Gideon and Cecile Gideon, as tenants in common, by Deed of record in Book 10729, page 137, Register's Office for Davidson County, Tennessee.

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:

1. 2005 Taxes, a lien, which are not yet due and payable (Tax Parcel 130-3/57).

2. All matters shown on Plat recorded in Book 1424, Page 55, Davidson County Register's Office.

3. Easement for Sanitary Sewer to the City of Belle Meade, Tennessee, as set forth in instrument recorded in Book 5787, Page 300, said Register's Office.

4. Restrictions as contained in Book 1630, Page 219, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

WITNESS our hands this 6th day of June, 2005.

C. J. GIDEON

CECILE GIDEON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, C. J. GIDEON and CECILE GIDEON, as tenants in common, the within named 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 instrument for the purposes therein contained.

WITNESS my hand of office, this 6th day of June, 2005.

CINDY R. ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Cindy R. Alexander
Notary Public

My Commission Expires

STATE OF TENNESSEE)

COUNTY OF Davidson)
)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $498,500.00.

Affiant

Sworn to and subscribed before me this 6th day of June, 2005.

CINDY R. ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Cindy R. Alexander
Notary Public

My Commission Expires: