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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 15:18 2 pgs
Fees:13.00 Taxes:1572.50

G-VRE-05-03509

20051205-0146144

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-19-09
(AFFIX SEAL)

M. V. KERNELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Blevins	owner	
2510 Natchez Trace ~~3509 Central Avenue~~	(NAME)	104-5-380
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee ~~37205~~ 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN D. GERBER, [redacted]MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAY BLEVINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 98, BLOCK 4, RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B", as shown on plat of record in Plat Book 332, Page 92, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John D. Gerber, unmarried by Warranty Deed from Jeff R. Rhodes and wife, Holly N. Rhodes, recorded on the 3rd day of August, 1998 in Deed Book 11047, Page 915, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3509 Central Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this 1st day of December, 2005.

John D. Gerber

Renee Gerber

Renee Gerber, spouse of John D. Gerber, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

STATE OF Tennessee
COUNTY OF Davidson

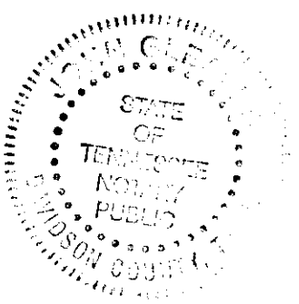
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Gerber and Renee' Gerber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903