WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/08 10:01 2 pgs
Fees:13.00 Taxes:1877.75

20080606-0058225

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $507,500.00

Affiant

Subscribed and Sworn to me, this 27th day of May, 2008.

Notary Public

My commission expires: 3-21-09

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Earl Burton Tally, Jr. P.O. Box 1331 Jamestown TN 38556	SAME	MAP & PARCEL 13003005700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clay Blevins, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Earl Burton Tally, Jr. and wife, Kay T. Tally**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Clay Blevins by deed from C. J. Gideon and Cecile Gideon of record in Instrument No. 20050613-0067376, Register's Office for Davidson County, Tennessee. This is investment property and spouse of Grantor has no interest in said property and has never been the residence of the parties.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, Page 55, said Register's Office.

Subject to restrictions of record in Book 1630, Page 219, said Register's Office.

Subject to Sewer Easement to the City of Belle Meade of record in Book 5787, page 300, Register's Office for Davidson County, TN.

This is ( ) improved (x) unimproved property known as 627 Royal Oaks Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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 our hands this 27th day of May, 2008.

Clay Blevins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clay Blevins** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2008.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY