WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2011

Notary Public:

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Duane Blevins	Tennessee Bank & Trust	Parcel ID:
249 Thuss Ave.	330 Mayfield Dr., Ste. 175	13302007800
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

The Estate of Ruth Virginia Gupton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Duane Blevins and Anne K. Blevins
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6, on the Plan of Pleasant View, of record in Book 1130, Page 43, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ruth V. Gupton, unmarried by deed from Terry Stephen Hamm and Penny Diane Hamm, of record in Book 6305, Page 149, dated May 30, 1984, Register's Office for said County. The said Ruth V. Gupton, a/k/a Ruth Virginia Gupton died testate on April 1, 2010 and the Estate was admitted to Probate for Muniment of Title as Probate No. 11-1012 of record in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1130, Page 43, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 249 Thuss Ave., Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of March, 2011.

The Estate of Ruth Virginia Gupton
BY:

Reginald C. Gupton, Devisee

Deborah D. Fitzgerald by Reginald C. Gupton, Attorney in Fact

Deborah D. Fitzgerald, Devisee by Reginald C. Gupton, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110019621 DEEDWARR
Recvd: 04/04/11 14:58 2 pgs
Fees:13.00 Taxes:333.00
20110404-0025811

STATE OF COLORADO
COUNTY OF BOULDER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reginald C. Gupton, Devisee of the Estate of Ruth Virginia Gupton, 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 at BOULDER, Colorado, this 14th day of March, 2011.

My Commission Expires: 12/02/13

Notary Public

AIRRI MARTHIAS
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 12-02-13

STATE OF COLORADO
COUNTY OF BOULDER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Reginald C. Gupton, 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 on behalf of Deborah D. Fitzgerald, Devisee of the Estate of Ruth Virginia Gupton as his/her/their Attorney in Fact as the free act and deed of the within named The Estate of Ruth Virginia Gupton, Devisee of the Estate of Ruth Virginia Gupton

Witness my hand and official seal at BOULDER, Colorado the 14th day of March, 2011.

My Commission Expires: 12/02/13

Notary Public

AIRRI MARTHIAS
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 12-02-13