Davidson County DEEDWARR
Recvd: 11/14/00 16:09 3pgs
Fees:15.00 Taxes:287.59
20001114-0113084

THIS INSTRUMENT PREPARED BY: RAMSEY & THORNTON
ATTORNEYS AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 0630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY SEVEN THOUSAND SEVEN HUNDRED TWENTY SIX AND 00/100 ($77,726.00) DOLLARS, paid and to be paid as follows: SIX THOUSAND FIFTY AND 00/100 ($6,050.00) DOLLARS cash in hand paid by CURT GIVENS, unmarried, receipt of which is hereby acknowledged, and the balance of SEVENTY ONE THOUSAND SIX HUNDRED SEVENTY SIX AND 00/100 ($71,676.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to HOWARD D. McCONNELL and wife, HAZEL S. McCONNELL, in the principal amount of $71,676.00, as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; we, HOWARD D. McCONNELL and wife, HAZEL S. McCONNELL, have bargained and sold, and by these presents do transfer and convey unto the said CURT GIVENS, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

2831 LAKELAND DRIVE, NASHVILLE, TN 37214: Land in Davidson County, Tennessee, being Lot No. 86, of Twin Lawn Subdivision, as of record in Book 2331, Page 9, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Howard D. McConnell and wife, Hazel S. McConnell, by deed from Larinia P. Schmidt, a widow, dated December 12, 1958, and of record in Book 2859, Page 35, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions and reservations of record in Book 2338, Page 511, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 2331, Page 9, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CURT GIVENS, unmarried, his heirs and assigns, forever. And we do covenant with the said CURT GIVENS, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CURT GIVENS, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

JERRY D. McCONNELL executes this instrument as conservator for HOWARD D. McCONNELL pursuant to an Order Appointing Conservator dated July 18, 2000, in the matter of *Hazel Lee McConnell v. Howard David McConnell*, No. 00P752, in the Probate Court for Davidson County, Tennessee.

WITNESS OUR HANDS on this 13th day of November, 2000.

Howard D. McConnell

HOWARD D. McCONNELL

By:

JERRY D. McCONNELL, Conservator

Hazel L McConnell

HAZEL L. McCONNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JERRY D. McCONNELL, Conservator for HOWARD D. McCONNELL, and HAZEL L. McCONNELL, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of November, 2000.

NOTARY PUBLIC

My Commission Expires:

H. BRENT PATRICK
NOTARY PUBLIC AT LARGE
DICKSON COUNTY, TN
My Comm. Expires 09-21-2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $77,726.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of November, 2000.

NOTARY PUBLIC

My Commission Expires:

H. BRENT PATRICK NOTARY PUBLIC AT LARGE DICKSON COUNTY, TN My Comm. Expires 09-21-2004

Tax Map 96-9-210
Parcel No. FIELD BOOK 30259540

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. CURT GIVENS
2831 Lakeland Dr.
Nashville, TN. 37214