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| **THIS INSTRUMENT PREPARED BY:**<br>Mudter & Patterson<br>Attorneys-at-Law<br>2000 Richard Jones Road, #110<br>Nashville, Tennessee 37215<br><br>FILE: Box 9B<br>First Title and Escrow Company, Inc.<br><br>FTEC No. 18310 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of September, 2001.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| THOMAS C. EWING | SUNTRUST BANK | MAP 171-03-OA |
| 1009 Langley Court | 201 4th Avenue North, 7th Fl | PARCEL 148.00 CO |
| Brentwood, Tennessee 37027 | Nashville, Tennessee 37219 | FB# 06DU83801 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JEFFREY T. GIVENS AND WIFE, CYNTHIA R. SIMPSON GIVENS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS C. EWING AND WIFE, DEANNA K. RAIH, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1009 Langley Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2001.

Davidson County DEEDWARR
Recvd: 10/01/01 12:14 2pgs
Fees:13.00 Taxes:962.00

20011001-0105521

JEFFREY T. GIVENS

CYNTHIA R. SIMPSON GIVENS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY T. GIVENS AND CYNTHIA R. SIMPSON GIVENS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2001.

My Commission Expires:

GEORGE E MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section 6A, Fredericksburg, as of record in Plat Book 7900, page 509, amended in Plat Book 9700, page 150, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia R. Simpson and Jeffrey T. Givens, as joint tenants with right of survivorship by deed from Alan W. Hemma and wife, Deborah K. Hemma of record in Book 11718, page 670, said Register's Office. The said Cynthia R. Simpson and Jeffrey T. Givens having since married.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 7798, page 843; Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541; (3) By-Laws of record in Book 8920, page 45, Book 10694, page 539; (4) Charter of record in Book 8920, page 40; (5) Amenities area of record in Book 9443, page 538, Book 7900, page 807; Deed of Conveyance of record in Book 9698, pages 124 and 81; (6) Easements of record in Book 7993, page 269, Book 7851, page 712; and (7) All matters appearing on the Plan of record in Plat Book 7900, page 509, amended in Book 9700, page 150, said Register's Office.