Davidson County DEEDWARR
Recvd: 12/18/02 12:11 2pgs
Fees:13.00 Taxes:569.80
20021218-0156133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF December, 2002.

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

JAMES M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210,
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Andrew H. Givens and Katherine S. Givens 5120 English Village Drive Nashville, TN 37211	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 161-10-B Parcel 70.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **KENNETH S. JOHNSON AND WIFE, KELLY R. JOHNSON**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **ANDREW H. GIVENS AND KATHERINE S. GIVENS, HUSBAND AND WIFE**, hereinafter called Grantee, 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. 261 on the Plan of Villages of Brentwood, Second Revision, Phase Six of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth S. Johnson and Wife, Kelly R. Johnson, by warranty deed from Rosario Van Pernis (formerly known as Rosario I. Garcia) and Husband Thomas Van Pernis, of record in Book 10904, Page 606, Register's Office for Daviidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2003 and subsequent years, a lien which is not yet due and payable.

b. All matters as set out on the plan of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, as Aended in Book 6398, page 495, and in Book 6852, page 497, and in Book 7207, page 251, and in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

d. Charter of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

e. Subject to Rights of others as to the common areas/elements.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as **5120 English Village Drive, Nashville, TN 37211.**

5269

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 person 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 13TH day of DECEMBER, 2002.

Kenneth S. Johnson

Kelly R. Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Kenneth S. Johnson and Wife, Kelly R. Johnson, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 13TH day of December, 2002.

Notary Public

My commission expires: 10-18-04

JACKSON M. WELCH JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.