This space for Register's Office:

Davidson County DEEDWARR
Recvd: 01/29/03 09:55 2pgs
Fees:13.00 Taxes:491.73
20030129-0012002

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Kenneth Givens
901 B. Snow Avenue
Madison, TN. 37225

SEND TAX BILLS TO:
New Owner

Map & Parcel 43-6-12

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Timothy S. Farris and wife, Melissa J. Farris,** f/k/a Melissa J. Riber hereinafter called the **Grantors**, do hereby convey unto **Kenneth Givens and wife, Donna Givens,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee being part of Lot NO. 28 on the Plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113, and Book 332, page 51, Register's Office for said County, being Lot NO. 5 on an unrecorded survey made by J.R. Mauford & Co. Consulting Engineers, October 25, 1960 described as follows:

Beginning on the westerly margin of Snow Avenue, formerly Dortch Street, at a point 178.7 ft. N. of the northerly margin of Thorton Avenue, formerly Anderson Lane, being the corner of Lots. No's. 4 and 5 on said survey; thence with said Avenue, N. 8° 30" W 80.1 ft. to the corner of Lots Nos. 5 and 6 on said survey; thence with the line between said two lots, 6 on said survey; thence with the line between said two lots, Westwardly 237.1 ft. to the northeast corner of Lot NO. 1; thence with the easterly line of said Lot No. 1, southwardly 80.1 ft. to the northwest corner of Lot NO. 2; thence with the northerly line of Lot NO. 2 and 4, eastwardly 238.2 ft to the beginning.

Being the same property conveyed to Timothy J. Farris and Melissa J. Riber, as tenants by the entirety with the right of survivorship by Warranty Deed of record in Book 9675, page 337 said Register's Office.

The said Melissa J. Riber and Melissa J. Farris being one and the same person.

This is improved property known as 901 B Snow Avenue, Madison, TN. 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15th day of January 2003.

Timothy S. Farris

Melissa J. Farris

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Timothy S. Farris and Melissa J. Farris known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of January, 2003.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $132,900.00.

Affiant

Sworn and subscribed before me on January 15, 2003

Notary Public

My Commission Expires: 2-20-05