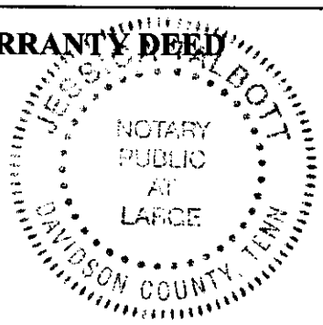
WARRANTY DEED



My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jones (NAME)	Same (NAME)	MAP 030-00-0
6708 Old Hickory Blvd (ADDRESS)	Same (ADDRESS)	PARCEL 093.00
Whites Creek TN 37189 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND 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, Charles R. Givan, Co-Trustee, of the Charles R. Givan and Theda Green Givan Trust dated January 28, 1999

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Jones

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, September 20, 1946, as follows:

BEGINNING on the westerly margin of Old Hickory Boulevard in the northwest corner of Millerlee's property; thence with Millerlee's west line, south 21 deg. 45' west 223 feet to a stake; thence south 379 feet to a stake in Jim Liken's north line; thence with his north line, west 375 feet to the easterly margin of W. Henry Burgess's east line; thence with his east line, north 930 feet; thence west 165 feet; thence north 1000 feet to the westerly margin of Old Hickory Boulevard; thence with the westerly margin of said Boulevard south 30 deg. 50' east 561 feet; thence south 29 deg. 45', east 172 feet; thence south 17 deg. 45', east 100 feet; thence south 8 deg. 50' east 180 feet; thence south 10 deg. 25' east 444 feet to the point of beginning, containing 16.75 acres, more or less.

BEING the same property conveyed to Charles R. Givan and Theda Green Givan, Co-Trustee(s) of the Charles R. Givan and Theda Green Givan Trust, by Quit Claim Deed from Charles R. Givan and wife, Theda Margaret Baker Givan, dated 01/28/99, recorded 02/24/99, in Book 11353, page 237, Register's Office for Davidson County, Tennessee. (The said Theda Green Givan, having since died).

CONTINUED, PAGE TWO

unimproved ( )
This is improved (X) property, known as 6708 Old Hickory Blvd., Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of October, 2004

Charles R. Givan and Theda Green Givan Trust, dated January 28, 1999

Charles R. Givan, Co-Trustee

Davidson County DEEDWARR
Recvd: 11/02/04 09:58 2pgs
Fees:13.00 Taxes:344.10

20041102-0131399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Charles R. Givan, Co-Trustee of the Charles R. Givan and Theda Green Givan Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Co-Trustee, of the Charles R. Givan and Theda Green Givan Trust, the within named bargainor, and that he as such Co-Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Charles R. Givan, as Co-Trustee.

Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of October, 2004.

Notary Public



Continuation:

This conveyance is subject to taxes for 2005, and subsequent years, easements and restrictive covenants of record.