WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/04 14:21 2pgs
Fees:13.00 Taxes:492.10

20041116-0137624

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2004

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires SEPT. 22, 2007

Notary Public

MY COMMISSION EXPIRES: 09-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 140, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Alan Blevins (NAME)	Option One Mortgage Corporation (NAME)	MAP 043-06-0
901B Snow Avenue (ADDRESS)	1600 Parkwood Circle SE, Ste615 (ADDRESS)	PARCEL 012.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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, Kenneth Givens and Donna Givens, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Alan Blevins and Deana Tessie Blevins, Husband and Wife

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:

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, westwardly 237.1 ft. to the northeast corner of Lot No. 1; thence with the easterly line of said Lot No. 1, southwardly 30.1 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 Kenneth Givens and wife, Donna Givens, by Warranty Deed dated January 15, 2003, from Timothy S. Farris and wife, Melissa J. Farris, of record at Instrument No. 20030129-0012002, R.O.D.C., TN

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

unimproved ( )
This is improved (X) property, known as 901 B Snow Avenue, Madison, TN 37115
(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 our hand s this 12th day of November, 2004

Kenneth Givens

Donna Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Givens and Donna Givens, Husband and Wife

the bargainor S, 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 at Goodlettsville, Tennessee, this 12th day of November 2004.

Commission expires 11/25/2006

D. Annette Mapes
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public