This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $138,500.00.

Affiant

Subscribed and sworn before me this the 10th of January, 2005.

Notary Public
My commission expires: 11-24-07

Bradley Y. Emery
Notary Public at Large
Davidson Co. Tenn.

Davidson County DEEDWARR
Recvd: 01/13/05 14:12 2 pgs
Fees:13.00 Taxes:512.45
20050113-0005023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamie Givens	NEW OWNER	142-10-0-B 054.00CO
521 Belle Pointe Ct		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie Dreaden, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamie Givens, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Belle Pointe, Phase IV, of record in Book 6900, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie Dreaden by deed from Holly J. Miller, unmarried, dated May 31, 2002, of record as Instrument No. 20020603-0066766, said Register's Office.

This conveyance is subject to the following:

Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained on the Plat of said Subdivision of record in Plat Book 6900, page 44, Register's Office for said County, to which reference is hereby made.

Covenants, Conditions and Restrictions contained in instrument of record in Book 6689, page 772; Book 6702, page 409; Book 6770, page 814: Book 6774, page 774; Book 6819, page 164; Book 6862, page 292; Book 6959, page 766 Register's Office for said County, to which reference is hereby made.

BY-LAWS of record in Book 6689, Page 783; Book 7409, Page 224; Book 9319, Page 443; and Instrument No. 20020130-0013252, said Register's Office.

Charter of Belle Pointe Homeowners Association, Inc. of record in Book 6762, Page 261 and Book 8016, Page 858, said Register's Office.

Quitclaim Deed conveying common area to Belle Pointe Homeowners Association, Inc. of record in Book 6999, Page 982, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 521 Belle Pointe Ct, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th of January, 2005.

Julie Dreaden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie Dreaden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th of January, 2005.

My commission expires:

Notary Public

