40-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #24208** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires: 7/19/08

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Gay S. Campbell 5120 English Village Drive Nashville, TN 37211	**Send Tax Bills To:** ABN AMRO MORTGAGE GROUP INC 2600 W BIG BEAVER ROAD TROY, MI 48084	**Tax Information:** Map No.161.10-0B Parcel No. 070.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew H. Givens and wife, Katherine S. Givens**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gay S. Campbell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5120 English Village Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2005.

Andrew H. Givens

Katherine S. Givens

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew H. Givens and Katherine S. Givens**, 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, at office, this 31st day of May, 2005.

My Commission Expires: 7/19/08

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/02/05 16:00 2 pgs
Fees:13.00 Taxes:629.00

20050602-0062794

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of Second Revision - Phase Six Villages of Brentwood, as of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew H. Givens and Katherine S. Givens, Husband and Wife by deed dated December 13, 2002 from Kenneth S. Johnson and wife, Kelly R. Johnson of record in Instrument No. 20021218-0156133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Villages of Brentwood of record in Book 6143, page 11, as amended in Book 6398, page 495 and in Book 6852, page 497 and made applicable in Book 7207, page 251, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Villages of Brentwood Homeowners Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 316, Register's Office for Davidson County, Tennessee.