Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/05 10:35 2 pgs
Fees:13.00 Taxes:370.00

20050912-0109194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Rebecca Givens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September 2005

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth I. Givens (NAME)	same (NAME)	MAP 61-16
1343 McAlpine Avenue (ADDRESS)	(ADDRESS)	PARCEL 119
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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, Billy W. Rogers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth I. Givens and wife, Rebecca Givens

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:

Being the east part of Lot No. 59 on the Map of Kennedy & Graves Subdivision of Block "C" and "D" Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 90 feet on the north side of McAlpine Avenue, and runs back between lines 197 feet on the west line and 134 feet on the east line to a dead line in the rear on which it measures 187 feet.

Being the same property conveyed to Billy W. Rogers and wife, Betty J. Rogers by deed dated 10/27/80 from Sara M. Dollard Corlew of record in Book 5672, page 369, Register's Office for Davidson County, TN. The said Betty J. Rogers having since died and the property vested in Billy W. Rogers by estate by the entireties.

This conveyance is subject to any and all existing easements of record, including a sewer easement of record in Book 4199, page 675, and to all matters shown on the plan of record in Book 843, page 14, said Register's Office.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is improved (X) unimproved ( ) property, known as 1343 McAlpine, Nashville, TN 37216
(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 8th day of September, 2005

Billy W. Rogers

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 Billy W. Rogers

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8TH day of September 2005.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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