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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/05 13:21 2 pgs
Fees:13.00 Taxes:444.00

20051202-0145153

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Vickie Givens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 2005

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES: AFFIX SEAL DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 113, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie Givens	Sidus Financial, LLC	MAP 030-00-0
(NAME)	(NAME)	
5171 Whites Creek Pike	1905 Turnbury Drive	PARCEL 004.01
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Greenville, NC 27858	
(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, Lytle W. Biggs and wife, Carolyn Ann Biggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vickie Givens, a single woman

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 lying in Davidson County, Tennessee, being Tract No. 1 on the unrecorded map of the division of the Robert O'Connor Lands described according to a survey by Southern Land Surveying Company.

SAID property fronts 80.7 feet on Whites Creek Pike beginning at the common corner of Tract No. 2; thence on a radius of 39.0 feet at the intersection of an unnamed 50.0 foot roadway this with the southerly margin of said roadway N 59° 08' E 234.05 feet; thence S 30° E 100 feet; thence S 57° 52' W 259.85 feet to the easterly margin of Whites Creek Pike to the point of beginning.

Being the same property conveyed to Lytle W. Biggs et ux Carolyn Ann Biggs by Warranty Deed dated December 4, 1975, from Lula Mai Holt, of record in Book 4977, Page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 5171 Whites Creek Pike, 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 our hand s this 29th day of November, 2005

Lytle W. Biggs
Lytle W. Biggs

Carolyn Ann Biggs
Carolyn Ann Biggs

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 Lytle W. Biggs and wife, Carolyn Ann Biggs

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 29th day of November 2005.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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