Davidson County DEEDWARR
Recvd: 06/11/07 14:39 2 pgs
Fees:13.00 Taxes:443.63

20070611-0069924

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May 2007.

Notary Public
My commission expires: 1-26-2008

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

Address of New Owner:	Send Tax Bills to:	Tax Information
Danny L. Givens 7121 South Hampton Blvd. Antioch TN 37013	Countrywide Home Loans,INC. 4500 Park Granada Calabasas,CA 91302-1613	151-10-0-A28.900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Peter McAdams, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Danny L. Givens and wife, Leyla M. Givens, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 214, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown on plat of record in Plat Book Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peter McAdams by deed from Christopher McGee of record in Instrument 20051227-0153190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 151-10-0-A28.900CO 2) All matters shown on Plat recorded in Instrument No. 20030707-0093205. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 20010531-0056382 and 20031111-0164945, and in any allied instrument(s) referred to in said restrictions. 5) By-Laws of Villages of Long Hunter Homeowner's Association of record in Instrument No. 20041022-0127537. 6) Charter of Villages of Long Hunter Homeowner's Association of record in Instrument No. 20010531-0056381. 7) QuitClaim Deed for common areas to Villages of Long Hunter Homeowner's Association of record in Instrument No. 20010531-0056383

This property is improved property known as 7121 South Hampton Blvd., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee(s), 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 31st day of May, 2007.

P McAdams

Peter McAdams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter McAdams, 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 Brentwood, Tennessee, this 31st day of May, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1647

Amy Cross Nance
State of Tennessee Notary Public
Williamson County