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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/17/07 09:01 2 pgs
Fees:13.00 Taxes:314.50
20070817-0098364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2007.

Notary Public
My commission expires: 02/22/09

STATE OF TENNESSEE NOTARY PUBLIC
DIANE K. WANN
WILLIAMSON COUNTY, TN

03-0705-34747

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel S. Givens 1029 Cheatham Place Nashville TN 37208	CTX Mortgage Co. P.O. Box 199114 Dallas, TX 75219	081-16-0 150.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Virginia Ransom, unmarried, and Vera Hunter, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel S. Givens and wife, Terri L. Givens, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 95 and 96, in McGavock Wetmore (erroneously referenced in prior instruments as Wemore) and Others Addition to Nashville, called the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Cheatham Street and an alley, being the northeast corner of said Lot No. 96, running thence with the western margin of said alley, southerly 100 feet, more or less, to an alley about 10 feet wide; thence at right angles to the last line, and along the northern margin of said 10 foot alley, 50 feet; thence at right angles and on a line parallel with the first named alley, northerly 85 feet, more or less, to Cheatham Street; thence with the southern margin of Cheatham Street easterly 51 feet 4 inches, more or less to the beginning.

Being the same property conveyed to Vernon R. Ransom and wife, Virginia L. Ransom by deed from Joseph G. Williams and wife, Tobitha C. Williams, dated May 20, 1968, recorded July 16, 1968, of record in Book 4251, Page 466, Register's Office for Davidson County, Tennessee. Vernon R. Ransom having since died.

Further being the same property conveyed to Virginia Ransom and Vera Hunter by deed from Vernon Ransom (deceased) and Virginia Ransom, dated March 24, 2006, recorded March 24, 2006, of record in Instrument No. 20060324-0034047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1029 Cheatham Place, Nashville, TN 37208

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 21st day of July, 2007.

Virginia Ransom

Vera Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia Ransom and Vera Hunter, 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 in Nashville, TN, this 21st day of July, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN