ADDRESS NEW OWNERS and
SEND TAX BILLS:
TRACY D. GIVENS and wife,
PAULA S. GIVENS
507 Elysian Fields Rd.
Nashville, TN 37211

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
133 - 14 - 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRANCINE SARGENT (formerly FRANCINE O. PRENTISS), hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to TRACY D. GIVENS and PAULA S. GIVENS, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Abbey Hall, Section 1, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Francine O. Prentiss (unmarried) by deed of record in Book 4987, Page 83, Register's Office for Davidson County, Tennessee. Francine O. Prentiss is now married and known as Francine Sargent.
>
> This is <u>not</u> the principal residence of the Grantor.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 507 Elysian Fields Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20100010340 DEEDWARR
Recvd: 02/22/10 11:26 2 pgs
Fees:13.00 Taxes:444.00
20100222-0013283

Executed on this 18 day of February, 2010.

Francine Sargent
FRANCINE SARGENT

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, FRANCINE SARGENT, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of February, 2010.

NOTARY PUBLIC

My Commission Expires:
8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

AFFIANT

Subscribed to and sworn before me, this the 18th day of February, 2010.

Heather Moore
NOTARY PUBLIC

My Commission Expires:
7/16/11

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
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