

**TO HAVE AND TO HOLD** said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

**AND I DO COVENANT** with the said Grantee, its successors and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2009 Williamson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the plat of record in Plat Book 52, page 25, Register's Office for Williamson County, Tennessee.
3. Right-of-way easement granted to Middle Tennessee Electric Membership Corporation of record in Book 4534, page 630, Register's Office for Williamson County, Tennessee.
4. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Williamson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. Any rollback taxes assessed will be paid by Grantees.
5. The property conveyed herein is subject to the following restrictive covenants:
  1. No single-wide trailers.
  2. Double-wide trailers permitted on a permanent foundation.
  3. All residence must be a 1,500 minimum square feet of living space.
  4. No junkyards.
  5. No hog barns.
  6. No commercial poultry operations.
  7. No commercial businesses.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 22 day of June, 2009.

Minnie Jane Givens  
MINNIE JANE GIVENS

By: Wallace Dale Givens  
WALLACE DALE GIVENS, Atty-in-Fact,  
of record in Book 4788, page 701, ROWC, TN.

Minnie Jane Givens  
MINNIE JANE GIVENS

By: Angela Renae Givens  
ANGELA RENAE GIVENS, Atty-in-Fact,  
of record in Book 4788, page 701, ROWC, TN.

**STATE OF TENNESSEE  
COUNTY OF WILLIAMSON**

ON THIS \_\_\_\_\_ day of June, 2009, before me, personally appeared **WALLACE DALE GIVENS AND ANGELA RENAE GIVENS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MINNIE JANE GIVENS**, and who acknowledged that they executed the foregoing instrument on behalf of **MINNIE JANE GIVENS**, and who acknowledged that they executed the same as the free act and deed of **MINNIE JANE GIVENS**.

WITNESS my hand and official seal at Franklin Tennessee, this 22<sup>nd</sup> day of June, 2009.

My Commission Expires:

12-18-12

Clara L. Pa  
Notary Public

