WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/01 11:28 2pgs
Fees:13.00 Taxes:939.80

20010725-0078904

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00

Affiant

KATHY SNIDER NOTARY PUBLIC DAVIDSON COUNTY TN Exp. 07/27/2002

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan F. Niles	Fifth Third Mortgage Company	MAP 172-010-A
(NAME)	(NAME)	
128 Chuzzlewit Down	250 W. Main Street	PARCEL 78 CO
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Lexington, KY 40507	
(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, Clement W. Fugh and wife, Alexia B. Fugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan F. Niles and wife, Lisa Ann Niles

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 in Davidson County, Tennessee, being Lot No. 78 on the Revised Plan of Copperfield of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clement W. Fugh and wife, Alexia B. Fugh by deed from Alan D. Fevelette and wife, Candace Revelette, of record in Book 8313, page 824, said Register's Office.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 555, said Register's Office; (c) restrictive covenants of record in Book 7071, page 482, Book 7208, page 889, Book 6779, page 296, Book 6783, page 973 and Book 8236, page 646, said Register's Office; and (d) easements of record in Book 2437, page 8, Book 2438, page 376, Book 7593, page 488 and Book 7593, page 511, said Register's Office.

unimproved ( )
This is improved (X) property, known as 128 Chuzzlewit Down, Brentwood, Tennessee 37027
(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 hands this 24th day of July, 2001

Clement W. Fugh

Alexia B. Fugh

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 Clement W. Fugh and wife, Alexia B. Fugh

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 Nashville, Tennessee, this 24th day of July, 2001.

Commission expires Exp. 07/27/2002

Notary Public

KATHY SNYDER NOTARY PUBLIC DAVIDSON COUNTY, TN PUBLIC AT LARGE

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