Instrument Prepared By:
R01740BB
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
1418 West Main St., Suite B
Lebanon, Tennessee 37087
615-547-0471 * fax 615-547-0473

File #:
Return TO:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 12/11/02 08:58 2pgs
Fees:13.00 Taxes:394.98



20021211-0152536

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of November, 2002, by and between Nancy Ali Pierre, A Married Woman, party of the first part, and Stephen A. Hiles, Unmarried, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map, Group, and Parcel Number 86-13-14.00, to wit:

Situated in Davidson County, State of Tennessee, and being further described as:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 76B Zone Lot Division of Lots 76, 77 & 80 on the Plan of Lakeside Woods, Section 2, as shown by plat of record in Plat Book 6200, Page 461, and amended in Book 6900, Page 625, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George H. Horton by Assumption Deed from Scott A. Knecht and wife, Cynthia B. Knecht, dated 03/11/94, recorded 03/15/94, in Book 9278, Page 745, of the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Nancy Ali Pierre by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated 01/31/95, recorded 02/13/95, in Book 9594, Page 319, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Nancy Ali Pierre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Nancy Ali Pierre, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 25th day of November, 2002.

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

Notary Public

My Commission Expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $106,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me the 25th day of November, 2002.

NOTARY PUBLIC AT LARGE Williamson County, TENN.

Notary Public

My Commission Expires: 5-22-04

PROPERTY ADDRESS AND SEND TAX BILL TO:
New Owner
3360 Lakeside Place
Hermitage, TN. 37076

Map: 86-13-14.00