File Box 9-B
First Title & Escrow Co., Inc.
#20395

Davidson County DEEDWARR
Recvd: 05/08/03 10:37 2pgs
Fees:13.00 Taxes:462.50

20030508-0061738

This Instrument Prepared By:
(Please Return To)
E. Keith Bell, Attorney at Law
Bluegrass Title Company
625 East Main Street, Ste. 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP - PAR No.
Larry Niles and Eletta Tassin 600 Gibson Drive Madison, TN 37115	~~Same~~ SunTrust Mortgage Inc. 201 Fourth Ave., N. 7thFL Nashville, TN 37219	42-16-134.00

FOR AND IN 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, I, **Sheri England**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Larry Niles and wife, Eletta Tassin,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 33 on the Plan of Blair Heights, Section 6, as of record in Plat Book 2331, page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheri England by Deed from Thomas England dated August 31, 1999 of record in Book 11656, page 761 in the Register's Office of Davidson County, Tennessee.

This is improved property located at 600 Gibson Drive, Madison, TN 37115.

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. Whenever 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 29th Day of April, 2003.

Sheri England by Kaye Perkins Attorney in Fact
Sheri England

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for State and County, personally appeared, **Sheri England,** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 28th day of April, 2003.

APR-29-2003 15:09 FROM: TO:3832605 P.002

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this ____ day of _____, 2003

My commission expires:

_____
NOTARY PUBLIC

State of Tennessee
County of Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Kaye Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Sher. England as her attorney-in-fact, as the free act and deed of the within named Kaye Perkins.

Witness my hand and official seal at office this 29th, day of April, 2003.

My commission expires:

7/6/05

Leland L Coleman
NOTARY PUBLIC

LELAND L. COLEMAN JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration of this transfer is $ 125,000.00

Elette Jasmin Niles
AFFIANT

Subscribed and sworn to before me this 29 day of APRIL, 2003

J. Michael Morgan

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
I Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE