Return To:
AMERICAN TITLE COMPANY, INC.
125 Glancy Street
Goodlettsville, TN 37072
03-2067

Davidson County DEEDWARR
Recvd: 06/26/03 16:10 2pgs
Fees:13.00 Taxes:943.50
20030626-0089024

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **18th** day of **June, 2003** between **April D. Higuera, an unmarried woman,** ,GRANTOR, and **Diana H. Giles, a married woman** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot 11 on the Plan of Montrose Place of record in Book 57 , Page 93 , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to April Dawne Higuera by Quitclaim Deed from Lori Sue Johnson of record in Instrument No. 20021108-0138223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters apppearing on the Plan of record in Plat Book 57, Page 93; any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **18th** day of **June, 2003.**

April D. Higuera

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April D. Higuera, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 18th day of June, 2003.

NOTARY PUBLIC

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $255000

Affiant

Subscribed and sworn before me this 18th day of June, 2003.

NOTARY PUBLIC

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 31, 2007

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Diana H. Giles
1007 Caruthers Avenue
Nashville, Tennessee 37204

Send Tax Bills to:

AMERICA'S WHOLESALE LENDER
PO BOX 670009
DALLAS, TX 75267-0009

Map & Parcel Number:

118-1\181