WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/03 11:09 1pgs
Fees:13.00 Taxes:815.68

20030808-0113381

GUERRERO-H03491

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,400.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF July, 2003.

(Affix Seal) Notary Public

My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hilario Guerrero	First NLC Financial Services,	51-07-20
504 Due West Avenue	700 W. Hillsboro Blvd., Bldg. 1, Unit 204	
Madison, TN 37115	Deerfield Beach, FL 33441	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLES T. AND SHERRY D. ENGLE REVOCABLE LIVING TRUST, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto HILARIO GUERRERO, hereinafter called the Grantee(s), 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. 4 on the Subdivision of Beesley Property, Section One, in the 11th Civil District of Davidson County, Tennessee, and described according to a plan made by W. W. Turner Company, Engineer; dated June 14, 1950, as follows:

BEGINNING at a point in the Northerly margin of Due West Avenue at the corner of Lots 3 and 4; thence Northerly with the line between said lots 350 feet to a point; thence South 86 deg. 33' East 116 feet to the corner of lots 4 and 5; thence South 350 feet to the North margin of Due West Avenue; thence with said Avenue North 86 deg. 33' West 116 feet to the beginning.

Being the same property conveyed to Charles T. and Sherry D. Engle Revocable Living Trust by Quitclaim Deed from Charles Engle and wife, Sherry Engle, dated July 16, 1996, and filed for record on August 19, 1996 in Book 10159, Page 504, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 504 Due West Avenue, Madison, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 25th day of July, 2003 :

CHARLES T. AND SHERRY D. ENGLE
REVOCABLE LIVING TRUST

By: Trustee
Charles T. Engle, as Trustee

CHARLES T. AND SHERRY D. ENGLE
REVOCABLE LIVING TRUST

By: Sherry Engle Trustee
Sherry D. Engle, as Trustee

STATE OF Tennessee
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES T. ENGLE AND SHERRY D. ENGLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the Trustees of the within named grantor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust as Trustees by themselves as Trustees.

Notary Public

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: April 25, 2006