WARRANTY DEED

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 200~

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,967.00

Earline Lewis Giles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 2004

Quenn N. Cavnar
Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Linda Williams (NAME)	~~Ameriquest Mortgage Company~~ (NAME)	058-110-07300
512 Phipps Dr. (ADDRESS)	~~545 Mainstream Drive~~ (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	~~Nashville, TN 37228~~ (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, **Earline Lewis Giles and husband, Ronald B. Giles**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Williams, unmarried

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:

Property lcoated at: 512 Phipps Dr. Davidson County Nashville TN 37218

Being Lot No. 130-A on the Plan of Royal Hills S/D as of record in Book 6900, page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Earline Lewis Giles and Ronald B. Giles by deed from Earline Lewis Giles, dated December 18, 1998 and filed for record on January 7, 1999 in Book 11287, page 52, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/09/04 08:55 2pgs
Fees:13.00 Taxes:266.39
20040709-0081670

unimproved ( )
This is improved (X) property, known as 512 Phipps Dr., Nashville, Tennessee 37218
(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 my hand this 23rd day of June 2004

Earline Lewis Giles
Earline Lewis Giles

Ronald B. Giles
Ronald B. Giles

STATE OF ~~TENNESSEE~~ ~~KENTUCKY~~ Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earline Lewis Giles and husband, Ronald B. Giles

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 23rd day of June, 2004.

Commission expires 5/30/07

Notary Public

QUENN N. CAVNAR
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN.
My Commission Expires MAY 20, 2007

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