14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/02/04 08:36 2pgs
Fees:13.00 Taxes:288.60
20040902-0106136

DEBORAH H. BERNIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

17357-4

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Leyva Hernandez (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 052-02-0
452 Lanier Drive (ADDRESS)	201 Fourth Avenue North (ADDRESS)	PARCEL 010.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Phyllis Anne Chandler and Richard Wayne Stiles and James Ronald Stiles devisees' under the Will of Bessie L. Stiles, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa Leyva Hernandez 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:

LAND in Davidson County, Tennesse, being Lot No. 11 and the southeasterly 8 1/3 feet of Lot No. 12 in Block No. 12 in Block "E" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 58 1/3 feet on the westerly side of Lanier Drive and run back parallel lines 200 feet to a dead line.

BEING the same property conveyed to Chester M. Stiles et ux Bessie L. Stiles by Warranty Deed dated June 2, 1973, from Mildred A. Harbison, of record in Book 4714, page 286, Register's Office for Davidson County, TN Chester M. Stiles having pre-deceased Bessie L. Stiles, whom has since died, testate, a resident of Davidson County, Tennessee, April 04, 2003, a widow. By Last Will and Testament of Bessie Lavinia Stiles, deceased, of record at Volume # 5528/1302083, Probate Court, Davidson County, Tennessee, the herein described real property was devised to Richard Wayne Stiles, James Ronald Stiles and Phyllis Anne Chandler.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

This is improved (X) unimproved ( ) property, known as 452 Lanier Drive, Madison, TN 37115
(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 our hand s this 31st day of August 2004

Phyllis Anne Chandler

James Ronald Stiles

Richard Wayne Stiles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phyllis Anne Chandler and Richard Wayne Stiles and James Ronald Stiles

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee this 31st day of August 2004

Commission expires

Notary Public

DANIEL L. WISHON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 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