This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050652

After Recording Return To:
Heritage Title Services, LLC.
115 Isabella Ln., Suite 5
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

Davidson County DEEDWARR
Recvd: 11/04/05 14:51 2 pgs
Fees:13.00 Taxes:397.75

20051104-0134172

New Owner is:
John Giles & Rochelle Giles
1527 Ocee Trail
Madison, TN 37115

MAP: 63-02
PARCEL: 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael T. Mayes and Teresa K. Garland**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Giles and wife, Rochelle Giles**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 164 on the Plan Nawaka Hills, Powwow Addition, Section 5, as of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael T. Mayes and Teresa K. Garland by Warranty Deed from William H. Dorris dated February 6, 1991, recorded February 8, 1991, in Book 8289, page 720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

M.T.M
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of October, 2005.

GRANTOR:

Michael T. Mayes

Teresa K. Garland

Michael T. Mayes

Teresa K. Garland

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael T. Mayes and Teresa K. Garland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of October, 2005.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $107,500.00.

Affiant

SWORN TO and subscribed before me this 7th day of October, 2005

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009