21-1-486

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 2001** by and between **GENE PISTILLI** , herein after referred to as GRANTOR, and **LAURA L. DECK** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the south 47.5 feet of the north 522.5 feet of Block 8 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Estension of Charlotte Park Company's First Addition as shown on the plan of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of said block fronts 47.5 feet on the east side of 52nd Avenue North and runs back between parallel lines, parallel to and 475 feet south of Charlotte Avenue, 140 feet to an alley.

BEING the same property conveyed to Eugene Pistilli, an unmarried man, by deed from Daniel Rauso and Lori Rauso, husband and wife, dated September 15, 1999 and recorded in Book 11670, page 685, said Register's Office.

This is improved/unimproved property known as: 318 52ND AVE NORTH, NASHVILLE, TN 37209

Davidson County DEEDWARR
Recvd: 05/04/01 14:02 2pgs
Fees:11.00 Taxes:408.85
20010504-0046328

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Eugene Pistilli

GENE PISTILLI
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, **GENE PISTILLI** , the within named bargainor, 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, at office, this **30th** day of **April, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires:_____

Name and Address of Property Owner:
LAURA L. DECK
318 52ND AVE NORTH, NASHVILLE, TN 37209

Send Tax Statements to:
Mortgage Company of America
2416 21st Ave. South Ste 202, Nashville, TN 37212

Map and parcel 091-15-0-157.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 2001.**

Notary Public

My Commission Expires NOV. 24, 2001

My Commission Expires: _____

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
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