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Davidson County DEEDWARR
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Fees:13.00 Taxes:429.20

20020531-0065897

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Christopher M. Viglianco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 24th DAY OF MAY, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christopher M. Viglianco, etux		MAP 73-5
512 Riverwood Circle	SAME	PARCEL 65-67
Nashville, TN 37216		

FOR AND IN THE CONSIDERATION OF TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ELOUISE M. CHAUVIN, a single person**, Grantor, has this day bargained and sold and do hereby transfer and convey unto **CHRISTOPHER M. VIGLIANCO and RACHEL VIGLIANCO,** Grantees, their heirs and assigns, forever, the following described real estate situated in Davidson County Tennessee, described as follows, to-wit:

TRACT I:
BEING Lot No. 3 on the Plan of Riverwood Heights Addition, No. 2, as of record in Book 1835, Page 74, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 100 feet on the westerly side of Riverwood Circle and runs back between lines 195 feet on the northerly side and 138.3 feet on the southerly side to a dead line on which it measures 107.7 feet.

TRACT II:
BEING a triangular strip along the northerly line of Lot No. 4 on the Plan of Riverwood Heights, Addition No. 2, as of record in Book 1835, Page 74, Register's Office for said County, described according to survey by James A. Hamilton, Jr., Surveyor, dated November 17, 1955, as follows:
BEGINNING in the westerly margin of Riverwood Circle, the common corner of Lots Nos. 3 and 4 on said Plan; thence westerly with the line between said lots 138.3 feet to their common westerly corners; thence with the westerly line of said Lot No. 4, southerly 3.83 feet, and thence, in an easterly direction, 139.7 feet to the beginning.

BEING the same property conveyed to ELOUISE M. CHAUVIN, unmarried, by deed from JAMES F. JOINES and wife, BETTY ANN HORTON JOINES, of record in instrument number 20020111-0005027, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO record restrictions, easements and setback lines.

THIS IS IMPROVED property known as 512 Riverwood Circle, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, their heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same, and that the same is unencumbered except the 2001 property taxes, which have been prorated between the parties.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

WITNESS our hands on this the 24th day of May, 2002.

Elouise M. Chauvin

ELOUISE M. CHAUVIN, a single person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **ELOUISE M. CHAUVIN, a single person**, with whom I am personally acquainted, or who adequately identified herself to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at my office on this the 24TH day of May, 2002.

01-29-05

My commission expires:

NOTARY PUBLIC