This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Robert J. Bianchiari
3200 Louise Dr.
Nashville, Tennessee 372111

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP **133**
GROUP **1**
PARCEL **75**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve Chaisson, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Robert J. Bianchiari**, hereinafter called the "GRANTEE", his 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, Tennessee, being Lot No. 40 on the Plan of H. G. McNabb's Subdivision of the Morton Lands, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Steve Chaisson, unmarried by deed from Robert L. Simpson and wife, Elizabeth K. Simpson of record in Instrument no. 20041026-0128778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 3200 Louise Dr., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Davidson County DEEDWARR
Recvd: 11/15/04 10:39 2pgs
Fees:13.00 Taxes:133.20
20041115-0136666

WITNESS my hand this the 4th day of November, 2004.

Steve Chaisson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve Chaisson,** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of November, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $36,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of November, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/29/2005