Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

25-1-0903

Davidson County DEEDWARR
Recvd: 04/04/05 12:59 2 pgs
Fees:13.00 Taxes:703.00

20050404-0036301

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2005** by and between **Benedict Alibrandi and wife, Gloria Alibrandi** , herein after referred to as GRANTOR, and **Vincent J. Alibrandi and Mary M. Alibrandi** , 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:

Being Lot Number 135 on the Final Plat of Riverwalk Subdivision, Phase 1A, Section 2 and Phase 1B, Section 2, of record In Instrument Number 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following encumbrances: Restrictive Covenants of record in Instrument 200111050121083, as amended in Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985 and Instrument 200104250040967; Stormwater Detention Agreement of record in Instrument 200408260103240; Quitclaim of Common Areas of record in Instrument 200408270103644 and Instrument 200204240050565; Homeowner's Association Charter of record in Instrument 200204250051371; Landscape Agreement of record in Instrument 200109190101280; all in the Register's Office for Davidson County,Tennessee.

Being the same property conveyed to Benedict Alibrandi and wife, Gloria Alibrandi, by Warranty Deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated August 29, 2003, recorded September 4, 2003, of record in Instrument 20030904-0128502, Register's Office for Davidson County,Tennessee.

This is improved/unimproved property known as: 6877 Bridgewater Drive, Nashville, TN 37221

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 oth2.4Herwise 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.

Benedict Alibrandi
Signature of Seller

Gloria Alibrandi
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Benedict Alibrandi and wife, Gloria Alibrandi** , the within named bargainors, 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, at office, this **30th** day of **March, 2005.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Vincent J. Alibrandi and Mary M. Alibrandi
6877 Bridgewater Drive, Nashville, TN 37221

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Ste 400, Franklin, TN 37067

Map & Parcel: 126.16-OA-172.00-CO

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 **$190,000.00** 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 **March, 2005.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
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